

PLANNING & ZONING COMMISSION AGENDA

Date: July 15, 2024

Time: Following the adjournment of the Nicollet County Board of Adjustments and Appeals Meeting (doors open at 6:45)

Location: E.O.C. Conference Room - Government Center, 501 S. Minnesota Avenue, St. Peter

Copies of the meeting agenda and packet are available on the Nicollet County website at:
mn-nicolletcounty.civicplus.com/AgendaCenter

Questions or comments regarding the meeting can be directed to the Nicollet County Property Services Department by calling 507-934-7070, or by email to niccopermitapps@co.nicollet.mn.us.

1. Call to Order
2. Roll Call
3. Silence Your Cell Phone
4. Review of Cancellations and Additions: PLN24-08 Withdrawn
5. Approval of Minutes: *June 10, 2024*
6. Public Appearances
7. **PUBLIC HEARING: PLN24-11**
 - Applicant: Darv Turbes with United Farmers Cooperative
 - Landowner: United Farmers Cooperative
 - Request: Placement of a 30,000-gallon liquid petroleum bulk storage container
 - Location: Southeast ¼ of the Northwest ¼, Section 3-110-30, in Lafayette Township
 - Parcel Number: 06.541.0020
 - Zoning Specialist: Spencer Crawford
8. **PUBLIC HEARING: PLN24-12**
 - Applicant: Jason Tews with United Farmers Cooperative
 - Landowner: United Farmers Cooperative
 - Request: Rezone Parcel ID's 06.103.0400 & 06.103.0300 from Rural Townsite to Limited Industry. Rezone Parcel ID 06.103.0210 from Agricultural Preservation to Limited Industry.
 - Location: Northeast ¼ of the Northwest ¼, Section 3-110-30, in Lafayette Township
 - Parcel Number: 06.103.0400, 06.103.0300, & 06.103.0210
 - Zoning Specialist: Spencer Crawford

Mission Statement

Providing efficient services with innovation and accountability.

Vision Statement

Setting the standard for providing superior and efficient county government services through leadership, accountability and innovation to a growing and diverse society.

Core Values

Leadership. Integrity. Accountability. Efficiency. Innovation.

9. Review Permits
10. Old Business
11. Other Business
12. Communications
13. Adjourn

PLANNING COMMISSION REGULAR MONTHLY MEETING MINUTES

JUNE 10, 2024	7:30 P.M.	E.O.C. CONFERENCE ROOM
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ROLL CALL	COMMISSIONERS PRESENT	COMMISSIONERS ABSENT EXCUSED	NICOLLET COUNTY STAFF PRESENT
	☒ Lloyd Hoffmann ☒ Justin Laven ☒ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☒ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☐ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☒ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☒ Kurt Zins, <i>Commissioner</i>	☒ Spencer Crawford, Zoning Specialist (ZS) ☒ John Zehnder, Zoning Specialist (ZS) ☒ Michelle Zehnder Fischer, County Attorney (CA) ☒ Other Staff: Crystal Madden, Recording Secretary ☐ Other Staff:

REVIEW OF CANCELLATIONS & ADDITIONS	None.
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APPROVAL OF APRIL 15, 2024 MINUTES	MOTION	SECOND
APPROVE	☒ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>
VOTE TO APPROVE MINUTES	☒ PASS ☐ FAIL	VOTE: 4 - 0

PUBLIC APPEARANCES	None.
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CONDITIONAL USE PUBLIC HEARINGS	
PLN24-05	APPLICANT/LANDOWNER: Andrew Lorentz with W. Lorentz and Sons Construction Inc. / River Valley Enterprises, LLC
DESCRIPTION OF REQUEST	Three (3) year review of their Conditional Use Permit to mine, crush, and stockpile gravel in the Agricultural Preservation and Conservancy Zoning District. PID: 04.309.0710
CONFLICT OF INTEREST	None.
SITE VISIT & PUBLIC CONTACT	Commissioners Laven & Chair Ubel visited the site. On 6/10/2024, Marvin Drill located at 52805 560th Street, Courtland contacted Chair Ubel via telephone to ask when the power lines will be moved during this project.
STAFF REPORT PRESENTED BY	ZS Zehnder
APPLICANT TESTIMONY	Present to represent the application was Andrew Lorentz with W. Lorentz and Sons Construction Inc. located at 125 Kingswood Drive, Mankato.
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.
COMMISSIONER DISCUSSION	Further discussion between the Applicant, Commission, and Staff took place. Mr. Lorentz stated he understood and agreed to abide by the listed conditions of the permit.

COMMISSION ACTION - MOTION	MOTION		SECOND
RECOMMEND APPROVAL with conditions, as recommended by Staff	☐ Lloyd Hoffmann ☒ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>		☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>
COMMISSION ACTION – VOTE ON MOTION			
RECOMMEND APPROVAL with conditions, as recommended by Staff	☒ PASS	☐ FAIL	VOTE: 4 - 0
COMMISSION ACTION – ADOPT FINDINGS	MOTION		SECOND
ADOPT THE FINDINGS OF THE FACT AS STATED	☒ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>		☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>
VOTE TO ADOPT THE FINDINGS OF FACT	☒ PASS	☐ FAIL	VOTE: 4 – 0

CONDITIONAL USE PUBLIC HEARINGS

PLN24-08	APPLICANT/LANDOWNER: Mark Seamon with Wolf River Electric Company LLC / Shane & Kimberly J. Wernsing	
DESCRIPTION OF REQUEST	After-the-fact request for a Conditional Use Permit to allow a 41,080-kW large solar energy system covering 2,288 square feet of land located in the Agricultural Preservation and Conservancy Zoning District. PID: 10.301.1300	
CONFLICT OF INTEREST	None.	
SITE VISIT & PUBLIC CONTACT	No Commissioner visited the site. There was no contact with Commissioners from members of the public.	
STAFF REPORT PRESENTED BY	ZS Zehnder	
APPLICANT TESTIMONY	Present to represent the application was Mark Seamon - Project Manager, and Cody Rossmann - Senior Project Manager with Wolf River Electric Company located at 101 Isanti Parkway Northeast, Suite G, Isanti.	
PUBLIC TESTIMONY	No one was present to provide public testimony. No other correspondence was received.	
COMMISSIONER DISCUSSION	Further discussion between the Applicants, Commission, and Staff took place. CA Zehnder-Fisher commented that a formal decommission plan is required per the Nicollet County Renewable Energy Ordinance. ZS Zehnder responded that condition #12 requests the submission of a formal decommission plan by July 8, 2024. The Commission discussed the possibility of requiring a bond.	
HEARING RECESS	The meeting recessed at 8:31 PM and reconvened at 8:35 PM.	
60-DAY WAIVER	Mr. Rossmann, Sr. Project Manager, signed a 60-Day Waiver allowing Wolf River Electric LLC time to submit a formal decommissioning plan and cost estimate to the County.	
COMMISSION ACTION - MOTION		
Continue the hearing on July 15, 2024	MOTION	SECOND
	☐ Lloyd Hoffmann ☒ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>

COMMISSION ACTION – VOTE ON MOTION			
Continue the hearing on July 15, 2024	☒ PASS	☐ FAIL	VOTE: 4 - 0

ADDITIONAL ITEMS		
REVIEW ZONING PERMITS	The Commission had no questions for Staff.	
OLD BUSINESS	None.	
OTHER BUSINESS	Member Laven inquired about aggregate tax, and CA Zehnder-Fischer recommended the Planning Commission members individually reach out to Property & Public Services Director Kopet for more information.	
COMMUNICATIONS	None.	
ADJOURN MEETING	MOTION	SECOND
08:40 PM	☐ Lloyd Hoffmann ☐ Justin Laven ☒ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>	☒ Lloyd Hoffmann ☐ Justin Laven ☐ Randy Schwab ☐ Jon Thoreson, <i>Vice Chair</i> ☐ Dave Ubel, <i>Chair</i> ☐ Kurt Zins, <i>Commissioner</i>
VOTE TO ADJOURN MEETING	☒ CARRIED ☐ FAILED	VOTE: 4 – 0

JOHN ZEHNDER, ZONING SPECIALIST		DATE	
DAVE UBEL, CHAIR		DATE	

DRAFT



CONDITIONAL USE PERMIT

BULK STORAGE

United Farmers Cooperative

PLN24-11

**NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION**

SUBJECT	Conditional Use Permit PLN24-11
APPLICANT	Darv Turbes with United Farmers Cooperative
LANDOWNER	United Farmers Cooperative
LOCATION	Southeast ¼ of the Northwest ¼, Section 3-110-30, in Lafayette Township
PARCEL NO	06.541.0020
EXISTING ZONING	Limited Industry
HEARING DATE	07/15/24
COUNTY BOARD DATE	07/23/24
60 DAYS FROM REQUEST	08/20/24
PREPARED BY	Spencer Crawford

REQUEST

United Farmers Cooperative (UFC) is requesting conditional use approval to place a 30,000-gallon liquid petroleum (propane) tank at their Klossner location.

ORDINANCE

Bulk storage containers for oil, gasoline, liquid fertilizer, chemicals, and similar liquids in excess of 2,500 gallons are required to obtain a Conditional Use Permit. The specific standards for bulk storage are found in Section 708 of the Zoning Ordinance.

PROJECT DESCRIPTION & APPLICATION REVIEW

UFC is seeking to consolidate their operations by moving a 30,000-gallon propane tank from their Lafayette location to Klossner. It would sit alongside an existing tank, bringing the propane capacity at the site up to 60,000 gallons. The propane would be sold locally for both home and agricultural use. Per the Applicant, the additional tank will help to meet increased demand in the area.

Safety:

Zoning Ordinance Section 708 (3) requires assurance that fire, explosion, and contamination hazards are not present that would be detrimental to the public health, safety, and general welfare. The applicant has submitted a NFPA 58 form to show compliance with the Liquefied Petroleum Gas Code, but it should be noted that Nicollet County does not regulate the safety of propane tanks. The New Ulm Fire Department has permitting authority over the tank and enforces safety regulations. Paul Macho, New Ulm Fire Chief, has submitted a letter stating that he will allow the installation of the tank provided all fire codes, setbacks, or county variances are followed. The tank would be closer to the nearby shed than what is allowed by fire code, but Mr. Macho states that this is acceptable provided the aforementioned standards are maintained.

Compliance Documentation:

Zoning Ordinance Section 708 (4) requires compliance documentation from the Minnesota State Fire Marshall, Minnesota Department of Agriculture, Minnesota Pollution Control Agency, and United States Environmental Protection Agency. Staff reached out to these agencies who advised they do not have permitting authority.

Berming:

Zoning Ordinance Section 708 (5) requires a berm capable of holding 115% of the tanks capacity. The applicant is requesting a variance to this provision; see PLN24-10.

Setbacks:

The proposal does not meet the 100-foot setback from the right of way. The applicant is requesting a variance to this provision; see PLN24-10. All other setbacks are maintained.

Screening & Landscaping:

The applicant has submitted a landscaping plan that meets the requirements of Zoning Ordinance Section 708 (6). Shrubs would be planted along the road, while existing trees will screen the tank from the property to the north. The Applicant is also required to grass or surface the area around the tank; existing conditions meet this requirement.

MNDOT COMMENT

MnDOT is reviewing the request, but preliminarily shared concerns about the proximity of the landscaping to the right of way. Staff have recommended a condition that the Applicant work with MNDOT in regard to landscaping. Any future MNDOT comment will be available for review at the hearing or Property Services Office before the hearing.

EXISTING LAND USE

The approximately three-acre property contains a variety of structures centered around energy, including: a service station, existing propane tank, fuel storage tanks, and several sheds that hold vehicles and liquid petroleum related equipment. The service station is not manned and the property may be unattended during some parts of the day.

SURROUNDING LAND USE

The property sits on the southern edge of the unincorporated community of Klossner. There are several homes to the north and northwest of the property, with the closest being about 280 feet from the tank. There is farmland to the east and south, and a Nicollet County Public Works Station to the northeast.

NEIGHBOR NOTIFICATION

Property owners were notified of the request per the standards of Section 505.3 of the Zoning Ordinance and Minnesota State Statute 394.26.

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

1. Given the nature of the land, the requested use is compatible with the public health, safety, and general welfare.

- The Applicant must obtain approval from the New Ulm Fire Department to place the tank.
- Per the recommend conditions, the applicant will be required to follow the fire code and the NFPA Liquefied Petroleum Gas Code unless an explicit exception is provided by the New Ulm Fire Department or other governing agency.
- The request is a conditionally permitted use in the Limited Industry District, which allows for “industrial uses which are suitable to be in close proximity to non-industrial uses, and prohibits industries which may pose problems of air pollution, noise, vibrations, etc.”.
- There are approximately 8 houses within 1000 feet of the proposed tank.

2. The requested use will not create an unreasonably excessive burden on the existing roads or utilities.

- No excessive burden on the road or utilities is expected. The property is located along a State Highway, and the number of trips will increase at this location but decrease at the former Lafayette location.

- 3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.**
 - The use of the property is not changing. It is already being used to store and sell propane and other petroleum-based products.
- 4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.**
 - The applicant has submitted a landscaping plan compliant with Zoning Ordinance Section 708 (6).
 - There are existing trees on the northern property line that screen the proposal.
 - There is an existing tank at the facility. The use of the property will not change.
- 5. The requested use is consistent with the Nicollet County Land Use Ordinances.**
 - The request appears to meet all Zoning Ordinance standards, with the exception of berming as required by Zoning Ordinance Section 708.5 and the 100-foot front yard setback as required by Section 608.5.
 - The Applicant is requesting a variance to the berming requirement and the front yard setback.
- 6. The requested use is not in conflict with the Nicollet County Comprehensive Plan.**
 - The request does not conflict with any of the goals and policies of the Comprehensive Plan.
 - The Comprehensive Plan states that existing regulations should be used to identify the appropriate location and siting for new uses. The request is in the Limited Industry District which allows Bulk Storage. It appears to meet all regulations provided the requested variances are granted.
- 7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.**
 - Existing and proposed vegetation would screen the tank from the surrounding residential properties.
 - No unreasonable odor or noise is expected from the tank.
 - The tank is painted, reducing glare.
- 8. The requested use is reasonably related to the existing land use and environment.**

- The property is currently being used to store various petroleum based products, including liquid propane.

9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

- The Applicant must obtain approval from the New Ulm Fire Department to place the tank.
- The applicant must follow all regulations as required by the New Ulm Fire Department.
- Per the recommend conditions, the applicant will be required to follow the fire code and the NFPA Liquefied Petroleum Gas Code unless an explicit exception is provided by the New Ulm Fire Department or other governing agency.
- There are approximately 8 houses within 1000 feet of the proposed tank.

10. The requested use will/will not have an adverse effect upon public health, safety, and welfare due to the following other factors:

1. The Applicant must obtain approval from the New Ulm Fire Department to place the tank.
2. The applicant must follow all regulations as required by the New Ulm Fire Department.
3. Per the recommend conditions, the applicant will be required to follow the Fire Code and the NFPA Liquefied Petroleum Gas Code unless an explicit exception is provided by the New Ulm Fire Department or other governing agency.

STAFF RECOMMENDATIONS

1. The applicant undertakes the project according to the plans and specifications submitted to the county with the application.
2. The zoning permit is invalid if the holder has not substantially completed the building within the period of time allowed on the zoning permit connected with this conditional use permit.
3. The Conditional Use Permit will be periodically reviewed by the county to assure compliance with the permit and permit conditions.
4. The county may enter onto the premises at reasonable times and in a reasonable manner to ensure the permit holder is in compliance with the conditions and all other applicable statutes, rules, and ordinances.
5. Landscaping and screening that meets the requirements of Zoning Ordinance Section 708 (6) shall be maintained for the lifespan of the tank and any replacement tank.
6. The Applicant shall coordinate with the MnDOT in regard to the placement of any landscaping.
7. The applicant shall obtain all required permits from the New Ulm Fire Department before placing the tank.
8. The property owner shall comply with Fire Code and the NFPA Liquefied Petroleum Gas Code unless an explicit exception is provided by the New Ulm Fire Department or other governing agency. This shall apply to both tanks on the property for their lifespan and any replacement tanks.

Applicant: United Farmers Cooperative
Landowner: United Farmers Cooperative

PLN24-11

ATTACHMENT A	Application
ATTACHMENT B	Submitted by Applicant
ATTACHMENT C	Zoning Ordinance Requirements
ATTACHMENT D	Aerial Map
ATTACHMENT E	Location Map
ATTACHMENT F	Site Photographs
ATTACHMENT G	Neighbor Notification List
ATTACHMENT H	Criteria for Conditional Use Permit



PROPERTY SERVICES DIVISION
501 S MINNESOTA AVENUE, SAINT PETER, MN 56082
507-934-7070

PLANNING & ZONING ADVISORY COMMISSION APPLICATION

TOTAL FEES: \$496.00

Parcel#: 06.541.0020
Permit#: PLN24-11
Date: 6/21/2024

Applicant: DARV TURBES- UFC
Telephone: 507-647-6606
Owner: UNITED FARMERS COOPERATIVE
Property Address: 40339 STATE HIGHWAY 15, NEW ULM, MN 55396
Abbreviated Legal Description: SENW 3-110-30
Township: Lafayette Township
Zoning District(s): LIMITED INDUSTRY
Hearing Date: **Monday, July 15, 2024**

Record Type: Conditional Use Permit
Subtype: New
Category: Commercial
Description: BULK STORAGE CUP

Copies of the meeting agenda and packet are available on the Nicollet County website: co.nicollet.mn.us/AgendaCenter
Questions regarding the hearing can be directed to: *Spencer Crawford*
Phone: 507-934-7071
Email: Spencer.Crawford@co.nicollet.mn.us

Darv Turbes
Darv Turbes (Jun 21, 2024 09:55 CDT)

APPLICANT SIGNATURE

Jun 21, 2024

DATE

James Crawford

PROPERTY SERVICES

06/21/24

DATE

ATTACHMENT A
Application

App (Unsigned)

Final Audit Report

2024-06-21

Created:	2024-06-21
By:	Spencer Crawford (Spencer.Crawford@co.nicollet.mn.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4v2S1ngumPCFptLWCmbg16kIIY2Um-4V

"App (Unsigned)" History

-  Document created by Spencer Crawford (Spencer.Crawford@co.nicollet.mn.us)
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2024-06-21 - 1:49:34 PM GMT
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-  Signer darv.turbes@ufcmn.com entered name at signing as Darv Turbes
2024-06-21 - 2:55:13 PM GMT - IP address: 140.190.7.4
-  Document e-signed by Darv Turbes (darv.turbes@ufcmn.com)
Signature Date: 2024-06-21 - 2:55:15 PM GMT - Time Source: server - IP address: 140.190.7.4
-  Agreement completed.
2024-06-21 - 2:55:15 PM GMT



CONDITIONAL USE PERMIT APPLICANT QUESTIONNAIRE PROJECT DESCRIPTION

APPLICANT NAME: United Farmers Cooperative

DATE: June 13, 2024

REQUEST: 30,000 gallon LP Tank Installation - Klossner

Please describe the specific details related to your request. If your request is approved, you will be held to the plans and specifications submitted to the County with your application.

United Farmers Cooperative ("UFC") seeks to install a 30,000 gallon liquid petroleum tank ("LP Tank") at its facility located at 40339 State Highway 15, New Ulm Minnesota 56073 ("Location") near its existing 30,000 gallon LP tank as indicated on the site plan submitted in conjunction with this request.

ATTACHMENT B
Submitted by Applicant

CONDITIONAL USE PERMIT APPLICANT QUESTIONNAIRE

APPLICANT NAME: United Farmers Cooperative

DATE: June 13, 2024

REQUEST: 30,000 gallon LP Tank Installation - Klossner

In granting a conditional use permit, the County Board shall consider the advice and recommendation of the Planning Commission and the effect of the proposed use upon the health, safety, morals, and general welfare of the community. Among other things, the County Board shall make the following findings where applicable.

WHY DO YOU FEEL THE REQUESTS MEETS THE FOLLOWING CRITERIA?

1. Given the nature of the land, the requested use is compatible with public health, safety, and general welfare.

The requested use is compatible with public health, safety, and general welfare. First, the proposed use is allowed by the County Zoning Ordinance. Also, the Location has already been used as a bulk facility for many years without complaint. The installation of the LP will not increase pollution, noise, vibrations or any other problem. The proposed use will be beneficial in many respects. The proposed project will provide additional access to LP fuel for UFC's members and customers in the area for both home heating and agriculture use, reduce traffic, and improve the appearance of the Location with landscaping.

2. The requested use will not create an unreasonably excessive burden on the existing roads or other utilities.

Installing the LP Tank at the Location will streamline UFC's LP sales and deliveries in the area with reduced traffic and increased access to LP gas. It will also allow UFC to use existing facilities at the Location in a more efficient manner by consolidating LP tank operations in a central location. The LP Tank is being moved from UFC's Lafayette location. As a result, there will be fewer total deliveries of LP needed within Nicollet County. Furthermore, the Location is adjacent to Highway 15, which is a major highway in the area that can handle the types of vehicles needed to service and fill the LP Tank. Utilities needed for the new LP Tank is negligible. No new utilities are needed as existing utilities are adequate for the new LP Tank.

3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.

The proposed project is compatible with the surrounding area and will not significantly depreciate nearby properties. The Location is already used, in part, as a bulk facility. The proposed use will not change that. The LP Tank will provide LP to residences and farms in Nicollet County for use in home heating and in agriculture. Also, the installation of the LP Tank will not be inconsistent with the area or cause any issues with neighbors. The property to the north is screened by a line of trees and the landscaping will be installed to screen the LP Tank from Highway 15 and there are no other properties that will be affected by the installation of another LP Tank.

4. The structure and use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.

The proposed project is compatible with the surrounding area and will not significantly depreciate nearby properties. The Location is already used, in part, as a bulk facility. The proposed use will not change that. The LP Tank will provide LP to residences and farms in Nicollet County for use in home heating and in agriculture. Also, the installation of the LP Tank will not be inconsistent with the area or cause any issues with neighbors. The property to the north is screened by a line of trees and the landscaping will be installed to screen the LP Tank from Highway 15 and there are no other properties that will be affected by the installation of another LP Tank.

5. The requested use is consistent with the County Zoning Ordinance.

The Location is zoned as Limited Industry District. Zoning and land use restrictions allow governmental entities to ensure land gets used in a way that promotes both the best use of the land and the prosperity, health, and welfare of residents. The official controls at issue for the Limited Industry District allows for use of the property for bulk storage as a conditional use. The Location has been used as a bulk storage facility for over forty years without incident. The Limited Industry District is intended to preclude the operation of “industries that pose problems of air pollution, noise, vibrations, etc.” The use of the Location for the installation of a second LP Tank is consistent with the County Zoning Ordinance.

6. The requested use is not in conflict with the Comprehensive Plan.

The Comprehensive Plan recognizes the agricultural heritage of Nicollet County and seeks to preserve agricultural land and encourage sustainable agricultural practices. The proposed installation of the proposed LP Tank will allow UFC to better service its agronomy customers in the area that will in turn assist in preserving agricultural land and encourage sustainable agricultural practices. LP is essential to sustainable agriculture in that it provides farmers with a cost-effective energy source with fewer emissions than other fuels, such as diesel or gasoline. Additionally, the location will have an additional LP Tank and increase the total capacity of the location, traffic will be reduced as the tanks will require fewer deliveries to refill the LP Tanks.

7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.

The proposed project will not have an unreasonably adverse effect on nearby properties. The Location is already used as a bulk fuel tank facility. The proposed use will not change that. Also, the installation of the LP Tank will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners. The property to the north is screened by a line of trees and the landscaping will be installed to screen the LP Tank from Highway 15. There will be no noise, odor, glare, or general unsightliness created by the installation of the LP Tank.

8. The requested use is reasonably related to the existing land use and environment.

The Location is zoned as Limited Industry District. Zoning and land use restrictions allow governmental entities to ensure land gets used in a way that promotes both the best use of the land and the prosperity, health, and welfare of residents. The official controls at issue for the Limited Industry District allows for use of the property for bulk storage as a conditional use. The Location has been used as a bulk storage facility for over forty years without incident. The Limited Industry District is intended to preclude the operation of “industries that pose problems of air pollution, noise, vibrations, etc.” The use of the Location for the installation of a second LP Tank is not contrary to the official control and is in harmony

with the general purpose of the official control. First, the proposed use is allowed by the zoning ordinance. Also, the Location has already been used as a bulk facility for many years without complaint. The installation of the LP will not increase pollution, noise, vibrations or any other problem. The proposed use will be beneficial in many respects. The proposed project will provide additional access to LP fuel for UFC's members and customers in the area, reduce traffic, and improve the appearance of the Location with landscaping. Additionally, the surrounding area is agricultural and LP is essential to sustainable agriculture in that it provides farmers with a cost-effective energy source with fewer emissions than other fuels, such as diesel or gasoline. The installation of the LP Tank will allow farmers in the area greater accessibility to LP for their farm operations.

9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

LP is a safe and reliable source of clean energy. There are no apparent unreasonable health risks posed to neighbors or the public in general by the installation of the LP Tank. The nearest resident on the adjacent property is approximately 270 feet away from where the LP Tank will be located and that residence is screened by a line of trees. The Location has been used as a bulk LP facility for many years without incident.

10. The requested use will/will not have an adverse effect upon public health, safety, and welfare due to the following other factors.

The requested use will not have an adverse effect upon public health, safety, and welfare. The Location is already used for the intended purpose. There have been no incidents or problems with use of the Location as bulk LP facility. The proposed project will provide additional access to LP fuel for UFC's members and customers in the area, reduce traffic, and improve the appearance of the Location with landscaping.

A MAJORITY OF THE CUP CRITERIA MUST BE MET IN ORDER FOR THE REQUEST TO BE APPROVED.

CONCEPT PLAN

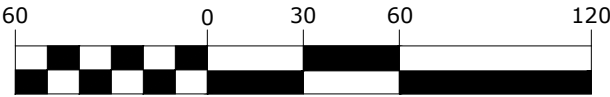
~for~ United Farmers Cooperative
~of~ Lots B, C, & J, of the plat E. KOTTKE
GAREIS SUBD. NO. 3, SEC.3, T.110,
R.30, Lafayette Twp., Nicollet Co., MN

LEGEND

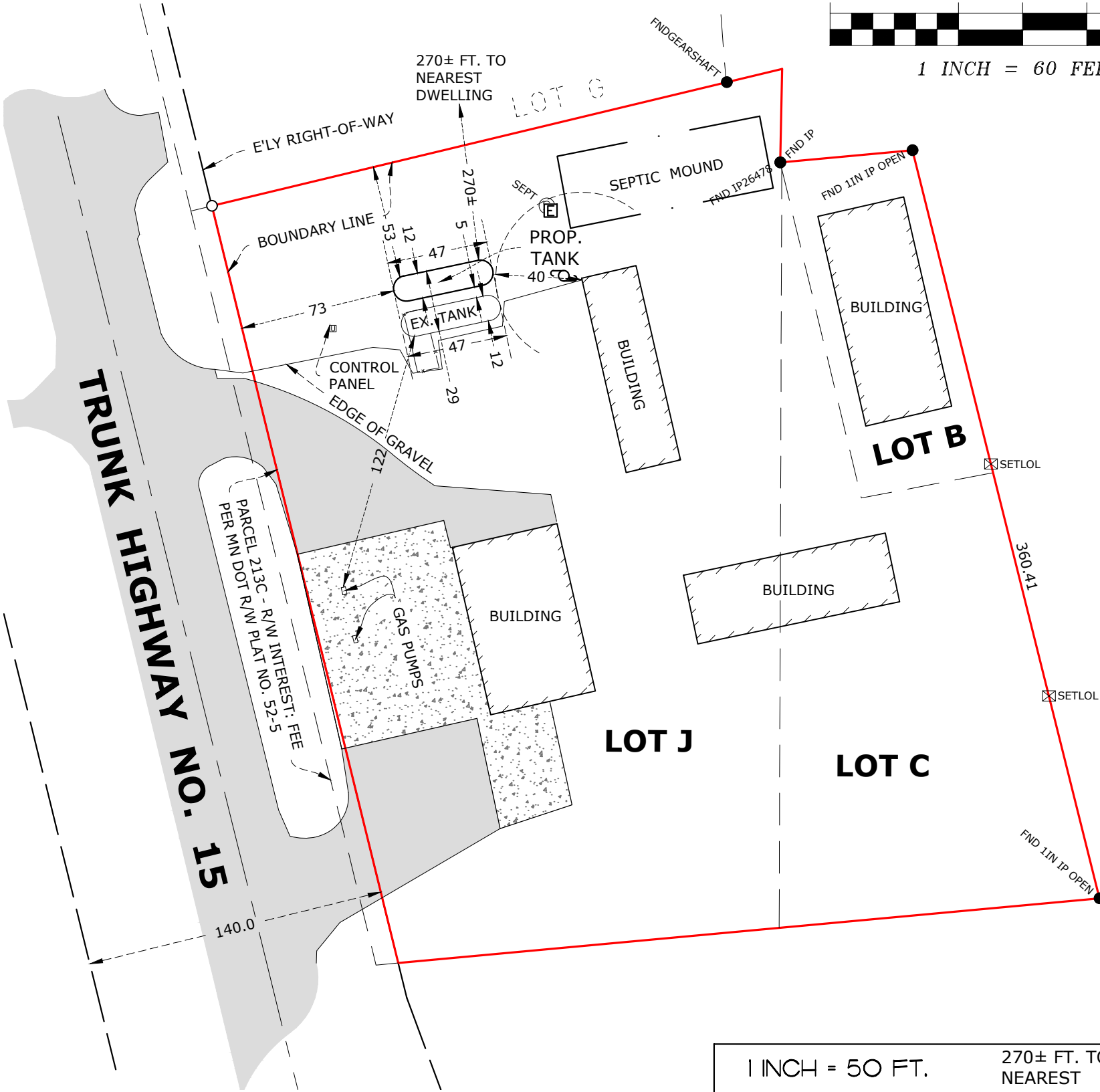
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET
- ⌚ DENOTES ELECTRICAL BOX
- ⚡ DENOTES POWER POLE
- DENOTES FENCE
- ▨ DENOTES BITUMINOUS SURFACE
- ▩ DENOTES CONCRETE SURFACE

NORTH

GRAPHIC SCALE

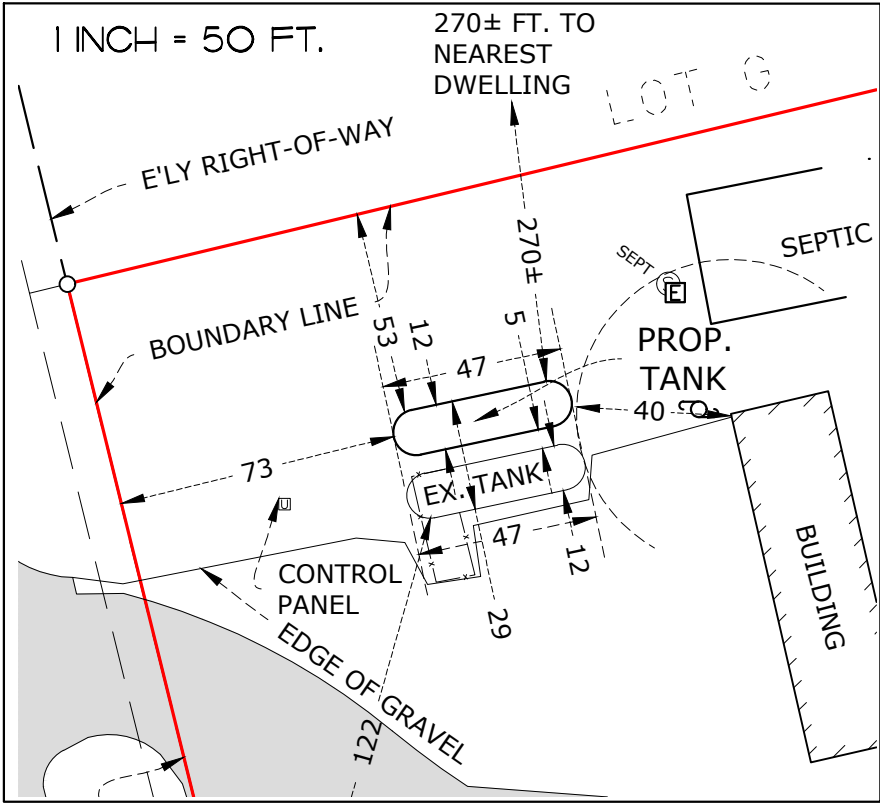


1 INCH = 60 FEET



NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 20MAR24.
- Bearings shown are based on the Nicollet Co., Coord. Sys. NAD 83 (96 adj.).
- Parcel ID Number: 06.541.0020.
- Property Address: 40339 State Hwy 15 New Ulm, MN
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.



I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

By: KAM
Minnesota License No. 45356

Dated 30th day of March, 2024.

DATUM: CO. COORD.

JOB NO. 23.0984

REVISIONS				DATE: 3/30/2024
1				DRAWN BY: KDN
2				CREW: JWM
3				
NO.	DATE	DESCRIPTION	BY	



E. G. RUD & SONS, INC.
Professional Land Surveyors
990 5th Ave SE, Suite 2
Hutchinson, MN 55350
Tel. (320) 587-2025
www.egrud.com

CONCEPT PLAN

~for~ United Farmers Cooperative
~of~ Lots B, C, & J, of the plat E. KOTTKE
GAREIS SUBD. NO. 3, SEC.3, T.110,
R.30, Lafayette Twp., Nicollet Co., MN

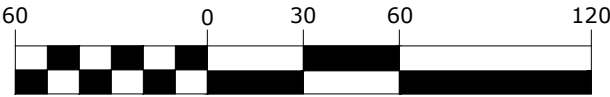
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET
- ⌚ DENOTES ELECTRICAL BOX
- ⚡ DENOTES POWER POLE
- DENOTES FENCE
- ▨ DENOTES BITUMINOUS SURFACE
- ▩ DENOTES CONCRETE SURFACE

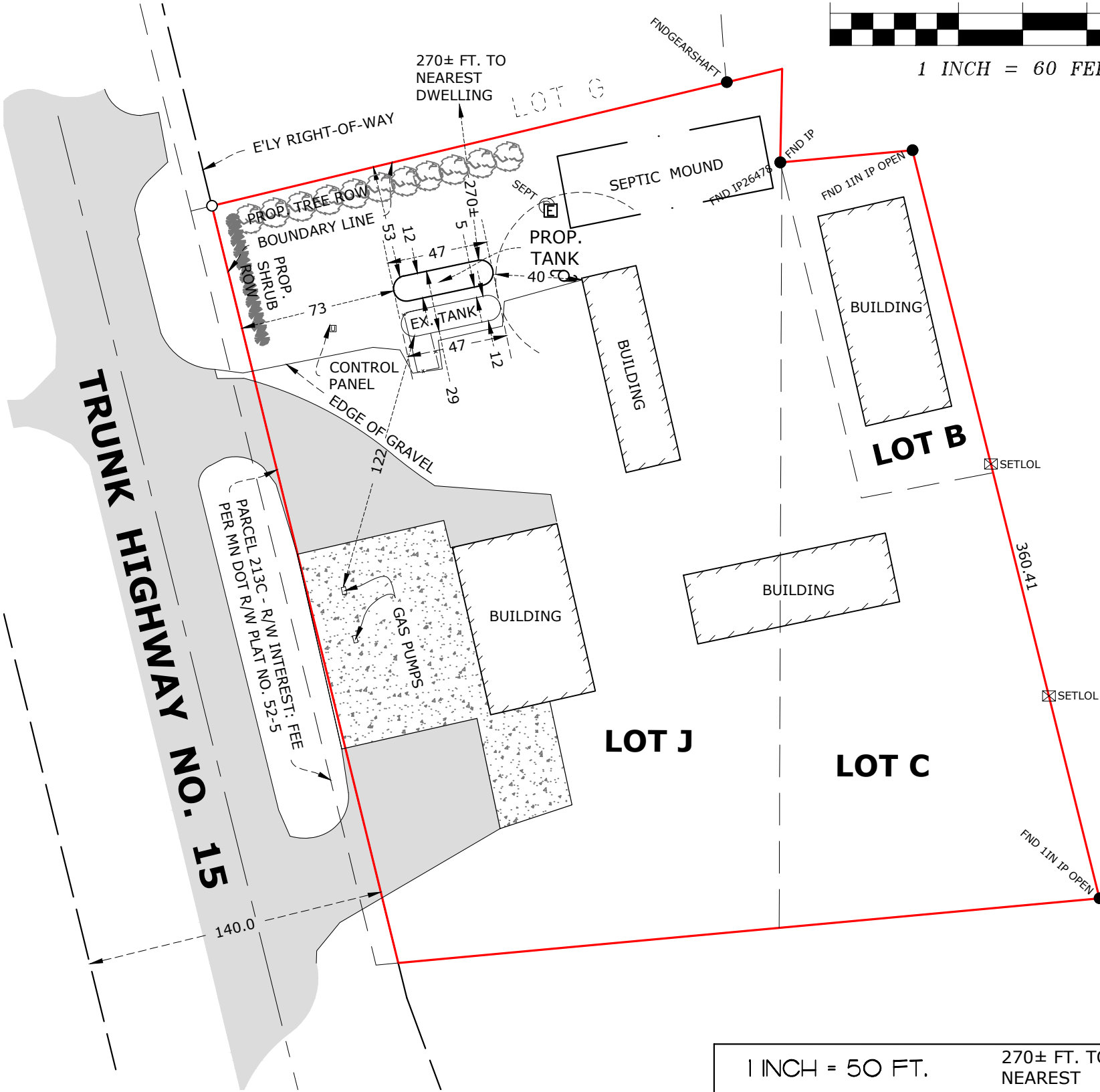


NORTH

GRAPHIC SCALE

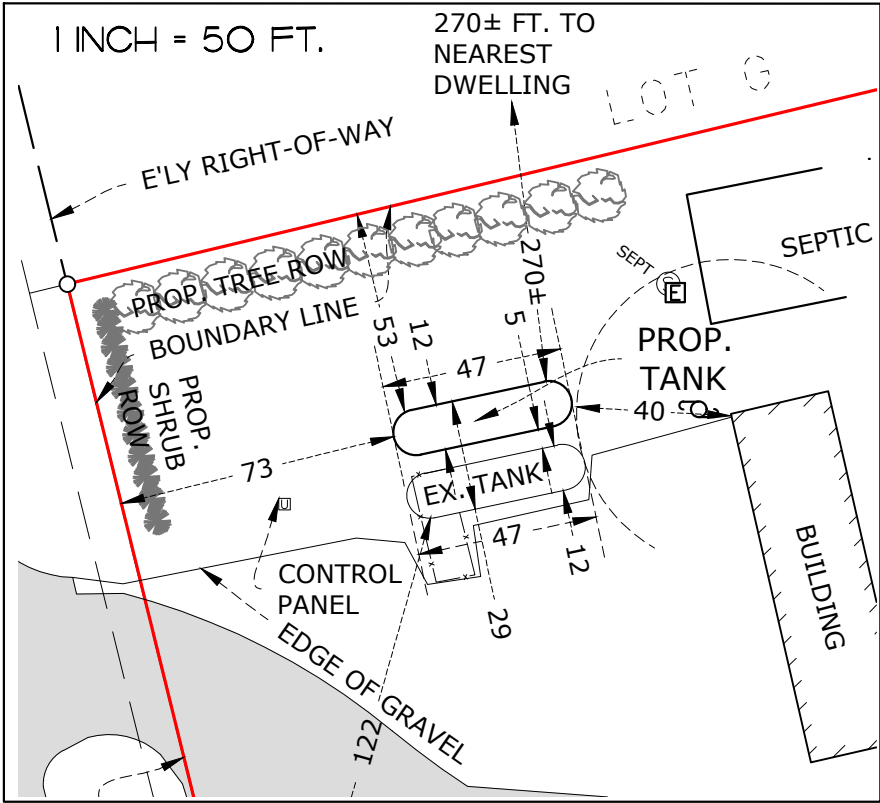


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NOTES

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REVISIONS				DATE: <u>3/30/2024</u>
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L-B



New Ulm Fire Department

526 8th North Street, New Ulm, MN 56073

Phone: (507) 359-8225 Fax: (507) 359-8345 Email: paulm@newulmmn.gov

June 11, 2024

UFC / Klossner Facility
Merle Bohlin
Darv Turbes
40339 State Highway 15
Klossner, MN 56073

Merle & Darv,

In reference to our conversation on January 23, 2024 regarding placement of an additional propane tank at the Klossner UFC facility, please adhere to the following instructions. I will allow the installation of a second propane tank closer to the building than code allows, as long as all fire codes, setbacks or county variances are followed.

If you have further questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Macho".

Paul Macho
Fire Chief

Prepared For:

United Farmers Coop
Darv Turbes
705 E 4th Street
Winthrop, MN 55396
866-998-3266



Date:
4/28/2024

To Whom it may concern:

Topic in Question:

Township requires any "bulk storage to have containment area / berm to capture spills"

Liquified Petroleum Gas (LPG) or more commonly called Propane is stored in a closed loop system consisting of a Storage tank and interconnecting piping with manual and auto -shutoffs.

The reason Propane is in a closed loop system is because the boiling point is negative 44°F and below.

Any temperature **above** -44°F, Propane naturally vaporizes.

When disconnecting after loading operations, the industry standard is to vent the connection space to atmosphere.

This happens instantly and the vapor are directed upward similar to the PRV's installed on the storage tank.

If, in the unlikely event a Propane tank were to "spill", the Propane would vaporize and naturally disburse into the atmosphere.

Therefore a berm or any containment area would be useless and not an industry practice

Sincerely

Dylan Sumner

Arrow Tank & Engineering

8950 Evergreen Blvd

Minneapolis, MN 55433

C 715-558-6397

dylans@arrowtank.com

FORM U-1A MANUFACTURERS' DATA REPORT FOR UNFIRED PRESSURE VESSELS

Alternate Form for Single Chamber Completely Shop-Fabricated Vessels Only

1. Manufactured by THE J. B. BEARD COMPANY, INC. SHREVEPORT, LOUISIANA
(Name and address of Manufacturer)

2. Manufactured for CITIES SERVICE OIL COMPANY, PARTLESVILLE, OKLAHOMA
(Name and address of Purchaser)

3. Type Horizontal Vessel No. (80587-18) (Mfrs. Serial) (State & State No) Natl. Bd. No. 66287 Yr. Built 1959

4. SHELL: Matl. A-212-B-Flg. T.S. 70,000# Nom. 987 In. Allow. 0 In. Diam. 10 Ft. 10 In. Lgth. 36 Ft. 12 In.
(Kind and Spec. No.) (Fig. or F.B. & Spec. Min. T.S.)

5. SEAMS: Long Dbl. Butt S.R. Yes X.R. Complete Sectioned No Efficiency 95 %
(Welded, Dbl., Single, Lap, Butt) (Yes or No) (Spot or Complete) (Yes or No)
Girth Dbl. Butt S.R. Yes X.R. Complete Sectioned No No. of Courses 5

6. HEADS: (a) Material ASME Case 1056 T.S. 73,000# (b) Material T.S. See Note

Location (Top, bottom, ends)	Thickness	Crown Radius	Knuckle Radius	Elliptical Ratio	Conical Apex angle	Hemispherical Radius	Flat Diameter	Side to Pressure (Convex or Concave)
(a) <u>Ends</u>	<u>5.29"</u>					<u>65.458"</u>		<u>Concave</u>
(b)								

If removable, bolts used _____ (Material, Spec. No., T.S., Size, Number) Other fastening _____ (Describe or Attach Sketch)

7. Constructed for Int. pressure of 250 psi. Max. Temp. 100 °F. Subzero _____ °F. Hydrostatic Test 375 psi.

8. SAFETY OR RELIEF VALVE OUTLETS: Number 2 Size 4" Location Top of Tank

9. NOZZLES:

Purpose (Inlet, Outlet, Drain)	Number	Diam. or Size	Type	Material	Thickness	Reinforcement Material	How Attached
(1) <u>1 1/4"</u> <u>6000#</u> <u>Cplg. W/Plug F.S.</u>	(1)	<u>1"</u>	<u>Sch. 80 Pipe</u>	<u>A-106-B</u>	<u>Thermowall</u>	<u>Welded</u>	
(1) <u>2"</u> <u>Special Adaptor</u>	(2)	<u>4"</u>	<u>300# Lg. Weld Neck Flg.</u>	<u>A-181-1</u>		<u>Welded</u>	
(5) <u>2"</u> (1) <u>6"</u> <u>300# Slip-on Flg.</u>	(1)	<u>1"</u>	<u>Tapped Opening in Manway Cover</u>			<u>Welded</u>	

10. INSPECTION Manholes, No. 1 Size 18" 300# A-181-1 Location Bottom of Tank

OPENINGS Handholes, No. _____ Size _____ Location _____

Threaded, No. _____ Size _____ Location _____

11. SUPPORTS: Skirt _____ Lugs _____ Legs _____ Other _____ Attached _____
(Yes or No) (Number) (Number) (Describe) (Where & How)

12. REMARKS: This report covers one 130" I.D. x 47' 1 1/2" O.A. Length Propane Storage Tank, Construction ASME Code 1956 Edition, Per Beard Dwg. Order 80587.

* Head & Head to Shell Seams Spot X-Rayed Joint Eff. 85%
(Brief description of purpose of the vessel, as Air Tank, Water Tank, L.P.G., Etc.—State Contents.)

We certify that the statements made in this report are correct and that all details of material, construction, and workmanship of this vessel conform to the ASME Code for Unfired Pressure Vessels.

Date 3-25 19 59 Signed THE J. B. BEARD COMPANY, INC. By L. S. Storer
(Manufacturer)

Certificate of Authorization Expires DECEMBER 31, 1961

CERTIFICATE OF SHOP INSPECTION

Inspection Agency's Serial No. OCCAN 80587-18

VESSEL MADE BY THE J. B. BEARD COMPANY, INC. at SHREVEPORT, LOUISIANA

I, the undersigned, holding a Certificate of Competency as an Inspector of Boilers and Unfired Pressure Vessels in THE STATE OF LA. and employed by THE OCEAN ACCIDENT & GUARANTEE CORP. LTD. of NEW YORK, inspected internally and externally, the vessel described in this report on 3-25 19 59, and certify that the statements made in this report are correct corresponding with mill test reports of materials furnished by the builders, and measurements made of the vessel and that this vessel is constructed in accordance with the ASME Code for Unfired Pressure Vessels.

Date 3-25 19 59

A. R. Prince
Inspector's Signature
A. R. PRINCE

Commissions _____

N. B. COMM. 4278

State or Natl. Bd. & Number

Interactive Appendix A

Fill-in Forms

(2014 Edition of NFPA 58)

This Appendix contains a set of forms copied from the different chapters in this manual. The form number corresponds to the respective forms in chapters 4 through 9; the first number digit represents the chapter number. Where the forms refer to a figure, it is understood that they refer to the figures shown in the main body of the manual.

How to Use the Forms in this Section

This document contains tables with fill-in blanks, or form fields, in which you enter information. These tables are made of cells, and the ones in which you may enter information contain gray shading.

The following types of form fields are included in this Appendix:

Regular Text: Accepts text, numbers, symbols, or spaces.

Number: Allows a number only. If you enter a letter into this field, it will change to a zero after you leave the field.

Calculation: Uses a formula to calculate numbers, such as the sum of two columns, which automatically appears in another column. Users cannot fill in or change this field, even though it contains gray shading. **Users must click in another number field to activate the calculations.**

Checkbox: Shows the selection state of an item. When the box is empty, or unchecked, click it to make an X appear. When the box is checked and contains an X, click the box to remove it. Examples: Unchecked: ☐ Checked: ☒

The form fields are already set up to accept only a certain type of input (numbers only or numbers and letters) and contain the formulas needed for automatically performing calculations. Users are not permitted to use the other fields in the forms (for example, change Item #s or values already in the form).

Form 4.1
Initial Data on the LP-Gas Facility

A	B	C
Item #	Information Item	Data
1	Name of the LP-Gas Facility Owner or Operator	United Farmers Cooperative
2	Contact Name	Merle Bohlin
3	Contact Telephone & Fax Numbers	507-232-1048
4	Contact Email Address	
5	Mailing Address	Street 1: 705 east 4th st
		Street 2:
		City, State, Zip: Winthrop, MN 55396

Form 4.2
Facility Storage Capacity^{1,2,3,5}

A	B	C	D
Item #	Individual Container Water Capacity (w.c.) (gallons)	Number of containers	Total Water Capacity (w.c.) of each container size (gallons)
1	500		
	1,000		
	2,000		
	4,000		
	10,000		
	18,000		
	30,000	2	60,000
	60,000		
	Other:		
	Other:		
	Other:		
	Other:		
2	Aggregate Water Capacity ⁴		60,000

- Notes:**
- (1) Column D = Column B x Column C.
 - (2) Parked bobtails, transports and tank cars should not be considered for aggregate capacity calculations.
 - (3) Do not consider containers that are not connected for use.
 - (4) For the purpose of this manual, "Aggregate Water Capacity" means any group of single ASME storage containers separated from each other by distances less than those stated in the aboveground containers column of Table 6.3.1.
 - (5) This form contains formulas that will automatically calculate results based on the values entered in the related cells. To activate the calculations, click in another number field, such as one in Column C.

If the aggregate water capacity (w.c.) of the LP-Gas facility is less than or equal to 4,000 gallons, no further assessment is required.

YOU CAN STOP HERE.

Form 4.3
Additional Information on the LP-Gas Facility

☒ Existing Facility; Built to NFPA 58 Edition <u>2020</u>	☐ Proposed Facility
a) Name of the Facility (if applicable): <u>United Farmers Cooperative</u>	
b) Type of LP-Gas Facility: ☐ Commercial ☐ Industrial ☒ Bulk Plant	
c) Facility is located in: ☐ City Industrial Zone ☐ Suburban Area ☐ Rural Area ☒ City Commercial Zone	
d) Facility neighbors [§] : ☒ Agri Fields ☒ Commercial Bldgs. ☐ Flammable Liquids Storage (Check all that apply) ☐ Industrial Activity (metal fabrication, cutting and welding, etc.) ☐ Manufacturing ☐ Others (explain) _____	
e) Geographic Location of Facility/Address: <u>40339 State Hwy 15</u> <u>New Ulm, MN 56073</u>	
f) Landmarks, if any: _____ _____	
g) LP-Gas liquid supply by: ☐ Bobtail ☒ Truck Transport ☐ Rail Tank Car (Check all that apply) ☐ Pipeline	
h) LP-Gas Distribution by: ☐ Liquid Piping ☐ Truck Transport ☐ Vapor Piping Plant (Check all that apply): ☒ Bobtail ☐ Dispensing or Vehicle Liquid Fueling	
i) Number of Vehicle Entrances: ☐ One ☒ Two ☐ More than two	
j) Type of Access Roads to the Facility: ☐ Rural ☐ City or Town ☒ Highway (One check per line) Entrance 1: ☐ Dirt road ☐ Gravel road ☒ Paved (One check per line) Entrance 2: ☐ Dirt road ☐ Gravel road ☒ Paved	
k) Staff presence: ☐ Not staffed ☒ Only during transfer operations ☐ Staffed always (24/7) ☒ Only during business hours ☐ Other (Explain) _____	
l) Location and distances to Assembly, Educational or Institutional Occupancies surrounding the facility, if any, within 250 feet from the facility boundary in the direction of the assets: <u>None</u>	
m) Overview plot plan of the facility attached? ☒ Yes ☐ No	

§ All properties either abutting the LP-Gas facility or within 250 feet of the container or transfer point nearest to facility boundary.

Form 5.1
Compliance with Code Requirements for Appurtenances on Containers of
4,000 Gallons Water Capacity or Less

A	B	C	D	E
Container #	Service Configuration Subfigure (in Figure 5-1)	Number of Product Control Appurtenances		NFPA 58 Section Reference (2014 edition)
		Required by NFPA 58 (applicable edition)	Installed on the Container	
1				5.7.4.1, Table 5.7.4.1 (B) and 5.7.4.4
2				
3				
4				
5				
6				
7				

If, in Form 5.1, any one of the numbers in column D is less than the number in Column C of the corresponding row, then these items must be addressed and brought into compliance with the specific edition of NFPA 58 that the facility was constructed to.

Form 5.2
Compliance with Code Requirements for Appurtenances on Containers
Having a Water Capacity Greater Than 4,000 Gallons

A	B	C	D		E	F	G
Container #	LP-Gas inlet to and outlet from the container**		Enter Configuration Number		Total Number of Product Control Appurtenances		NFPA 58 Section Reference (2014 edition)
					Required by NFPA 58 (applicable edition)	Installed on the container	
1	Vapor	Inlet	5-2				5.7.4.2, Table 5.7.4.2 and 5.7.4.3
		Outlet	5-3				
	Liquid	Inlet	5-6				
		Outlet	5-7				
2	Vapor	Inlet	5-2				
		Outlet	5-3				
	Liquid	Inlet	5-6				
		Outlet	5-7				
3	Vapor	Inlet	5-2				
		Outlet	5-3				
	Liquid	Inlet	5-6				
		Outlet	5-7				
4	Vapor	Inlet	5-2				
		Outlet	5-3				
	Liquid	Inlet	5-6				
		Outlet	5-7				

** If the container does not provide an opening for the specific function listed, enter 0 (zero) in columns E and F corresponding to that row.

If in Form 5.2 any one of the numbers in column F is less than the number in Column E of the corresponding row, these items must be addressed and brought into compliance with the specific edition of NFPA 58 that the facility was constructed to.

Form 5.3

Requirements for Transfer Lines of 1½-inch Diameter or Larger, Liquid-into-Containers

A	B	C	D	E	F
Item #	Appurtenance (Either No. 1 or No. 2)**	Appurtenance Provided with the Feature	Installed in the facility?		NFPA 58 Section Reference (2014 edition)
			Yes	No	
1	Emergency shutoff valve (ESV) (Ref § 6.12)	Installed within 20 ft. of lineal pipe from the nearest end of the hose or swivel-type connections.	☒	☐	6.12.2
		Automatic shutoff through thermal (fire) actuation element with maximum melting point of 250 °F.	☒	☐	6.12.6
		Temperature-sensitive element (fusible link) installed within 5 ft. from the nearest end of the hose or swivel-type piping connected to liquid transfer line.	☒	☐	6.12.6
		Manually operated remote shutoff feature provided for ESV.	☒	☐	6.12.12.1
		Manual shutoff device provided at a remote location, not less than 25 ft., and not more than 100 ft. from the ESV in the path of egress.	☒	☐	6.12.12.2
		An ESV is installed on each leg of a multi-leg piping each of which is connected to a hose or a swivel-type connection on one side and to a header of 1½ inch in diameter or larger on the other side.	☒	☐	6.12.5 and 6.19.2.6 (1)
		Breakaway protection is provided such that in any pull-away break will occur on the hose or swivel-type connection side while retaining intact the valves and piping on the plant side.	☒	☐	6.12.8
2	Backflow check valve (BCK)**	Installed downstream of the hose or swivel-type connection.	☒	☐	6.12.3
		BCK is designed for this specific application.	☒	☐	6.12.4
		A BCK is installed on each leg of a multi-leg piping each of which is connected to a hose or a swivel type connection on one side and to a header of 1½ inch in diameter or larger on the other side.	☒	☐	6.12.5
		Breakaway protection is provided such that in any pull-away break will occur on the hose or swivel-type connection side while retaining intact the valves and piping on the plant side.	☒	☐	6.12.8
3	Debris protection ++	Liquid inlet piping is designed or equipped to prevent debris and foreign material from entering the system.	☒	☐	6.19.2.5
4	Emergency discharge control	Flow-through facility hose used to transfer LP-Gas from non-metered cargo tank vehicle into containers will stop within 20 seconds of a complete hose separation without human intervention.	☒	☐	6.19.2.6 (3)

** In lieu of an emergency shutoff valve, the backflow check valve (BCK) is only permitted when flow is only into the container and shall have a metal-to-metal seat or a primary resilient seat with metal backup, not hinged with a combustible material (6.12.3, 6.12.4).

++ Retrofit required for existing facilities by July 1, 2011.

Form 5.4
Requirements for Transfer Lines of 1½-inch Diameter or Larger,
Liquid Withdrawal from Containers

A	B	C	D	E	F
Item #	Appurtenance	Appurtenance Provided with the Feature	Installed in the facility?		NFPA 58 Section Reference (2014 Edition)
			Yes	No	
1	Emergency shutoff valve (ESV) (Ref § 6.12)	Installed within 20 ft. of lineal pipe from the nearest end of the hose or swivel-type connections.	☒	☐	6.12.2
		Automatic shutoff through thermal (fire) actuation element with maximum melting point of 250 °F.	☒	☐	6.12.6
		Temperature-sensitive element installed within 5 ft. from the nearest end of the hose or swivel-type piping connected to liquid transfer line.	☒	☐	6.12.6
		Manually operated remote shutoff feature provided for ESV.	☒	☐	6.12.12.1
		Manual shutoff device provided at a remote location, not less than 25 ft., and not more than 100 ft. from the ESV in the path of egress.	☒	☐	6.12.12.2
		An ESV is installed on each leg of a multi-leg piping each of which is connected to a hose or a swivel-type connection on one side and to a header of 1½ inch in diameter or larger on the other side.	☒	☐	6.12.5 and 6.19.2.6 (1)
		Breakaway protection is provided such that in any pull-away break will occur on the hose or swivel-type connection side while retaining intact the valves and piping on the plant side.	☒	☐	6.12.8
		Number of ESV's in liquid withdrawal service			

Note: If more than one ESV is installed in the facility, use one Form 5.4 for each ESV.

Form 5.5
Requirements for Vapor Transfer Lines 1¼-inch Diameter or Larger

A	B	C	D	E	F
Item #	Appurtenance	Appurtenance Provided with the Feature	Installed in the facility?		NFPA 58 Section Reference (2014 edition)
			Yes	No	
1	Emergency shutoff valve (ESV) (Ref § 6.12)	Installed within 20 ft. of lineal pipe from the nearest end of the hose or swivel-type connections.	☒	☐	6.12.2
		Automatic shutoff through thermal (fire) actuation element with maximum melting point of 250 °F.	☒	☐	6.12.6
		Temperature-sensitive element installed within 5 ft. from the nearest end of the hose or swivel-type piping connected to liquid transfer line.	☒	☐	6.12.6
		Manually operated remote shutoff feature provided for ESV.	☒	☐	6.12.12.1
		Manual shutoff device provided at a remote location, not less than 25 ft., and not more than 100 ft. from the ESV in the path of egress.	☒	☐	6.12.12.2
		An ESV is installed on each leg of a multi-leg piping each of which is connected to a hose or a swivel-type connection on one side and to a header of 1-1/4 inch in diameter or larger on the other side.	☒	☐	6.12.5 and 6.19.2.6 (1)
		Breakaway protection is provided such that in any pull-away break will occur on the hose or swivel-type connection side while retaining intact the valves and piping on the plant side.	☒	☐	6.12.8
2	Backflow check valve (BCK)**	Installed downstream of the hose or swivel-type connection.	☒	☐	6.12.3
		BCK is designed for this specific application.	☒	☐	6.12.4
		A BCK is installed on each leg of a multi-leg piping each of which is connected to a hose or a swivel-type connection on one side and to a header of 1-1/4 inch in diameter or larger on the other side.	☒	☐	6.12.5
		Breakaway protection is provided such that in any pull-away break will occur on the hose or swivel-type connection side while retaining intact the valves and piping on the plant side.	☒	☐	6.12.8

** In lieu of an emergency shutoff valve, the backflow check valve (BCK) is only permitted when flow is only into the container and it shall have a metal-to-metal seat or a primary resilient seat with metal backup, not hinged with a combustible material (6.12.3, 6.12.4).

If a check mark is made in the "No" column of any one of Form 5.3, Form 5.4 or Form 5.5, then these items must be addressed and brought into compliance with the specific edition of NFPA 58 that the facility was constructed to.

If the LP-Gas facility is designed using ALTERNATE PROVISIONS for the installation of ASME CONTAINERS, then continue the analysis below. Otherwise skip Section 5.3 and go to Chapter 6.

Form 5.6

Evaluation of Redundant Fail-Safe Design

A	B		C	D	E	F
Item #	Description		Features	Installed in the facility?		NFPA 58 Section Reference (2014 edition)
				Yes	No	
1	Container sizes for which the appurtenances are provided		Appurtenances and redundant fail-safe equipment are provided for <u>each</u> container of water capacity 2,001 gal. through 30,000 gal.	☒	☐	6.28.3 and 6.28.4
2	Liquid or vapor withdrawal (1-1/4 in. or larger)		Internal valve having internal excess-flow valve	☒	☐	6.28.3.1 and 6.28.3.2
			Positive shutoff valve installed as close as practical to the internal valve	☒	☐	6.28.3.4
3	Liquid or vapor inlet		Internal valve having internal excess-flow valve or backflow check valve (BCK)	☒	☐	6.28.3.5
			Positive shutoff valve installed as close as possible to the internal valve or the backflow check valve (BCK)	☒	☐	6.28.3.5
4	Railcar transfer	Flow into or out of railroad tank car	Approved emergency shutoff valves installed in the transfer hose or the swivel-type piping at the tank car end	☐	☒	6.19.2.6 (1) and 6.28.4
		Flow only into railroad tank car	Approved emergency shutoff valve or backflow check valve (BCK) installed in the transfer hose or the swivel-type piping at the tank car end	☐	☒	6.19.2.6 (2) and 6.28.4
5	Cargo tank transfer		Protection provided in accordance with 6.12	☐	☒	6.28.4.1
6	Automatic closure of all primary valves (IV & ESV) in an emergency		By thermal (fire) actuation	☒	☐	6.28.4.2
			Actuated by a hose pull-away due to vehicle motion	☒	☐	6.28.4.2
7	Manually operated remote shutdown of IV and ESV		Remote shutdown station within 15 ft. of the point of transfer	☒	☐	6.28.4.3 (A)
			Another remote shutdown station between 25 ft. and 100 ft. of the transfer point	☒	☐	6.28.4.3 (B)
			Shutdown stations will shut down electrical power supply to the transfer equipment and shut down all primary valves (internal & emergency valves).	☐	☒	6.28.4.3
			Signs complying with the requirements of 6.28.4.3 (C) provided	☒	☐	6.28.4.3 (C)

Note: If the facility does not have a rail terminal, write "NA" in both the "Yes" column and the "No" column in item 4 of this Form in the railroad tank car row. Similar option is also available if there is no cargo tank vehicle transfer station.

If the LP-Gas facility is provided with LOW EMISSION TRANSFER EQUIPMENT, then continue the analysis below. Otherwise skip section 5.3.2 and go to Chapter 6.

Form 5.7
Evaluation of Low Emission Transfer Equipment

A I t e m #	B Description	C Features		D Installed in the facility?		F NFPA 58 Section Reference (2014 Edition)
				Yes	No	
1	Transfer into permanently mounted ASME containers on vehicles	Delivery nozzle and filler valve - Max. liquid release after transfer of 4 cm ³ (0.24 in ³)	Fixed maximum liquid level gauge not used during transfer operations	☒	☐	6.28.5.3 (A) and (B)
2	Transfer into stationary ASME containers delivery valve and nozzle combination	During product transfer or post transfer uncoupling of the hose, liquid product volume released to the atmosphere	Does not exceed 4 cm ³ (0.24 in ³) from a hose of nominal size 1 inch or smaller	☐	☒	6.28.5.4 (A)
			Does not exceed 15 cm ³ (0.91 in ³) from a hose of nominal size larger than 1 inch	☐	☒	6.28.5.4 (B)
3	Transfer into stationary ASME containers maximum filling limit	Do containers of less than 2,001 gal (w.c.) have an overfilling prevention device or another approved device?		☐	☒	6.28.5.4 (F)
		Do containers 2,001 gal (w.c.) or greater have a float gauge or other non-venting device?		☐	☒	6.28.5.4 (E)
4	Transfer into stationary ASME containers fixed maximum liquid level gauge	Not used during routine transfer operations but used to calibrate other non-venting liquid level gauges in the container		☐	☒	6.28.5.4 (C) and (D)

Note: 1) If the facility does not have a particular feature described in items 2 or 3, write "NA" in both the "Yes" and "No" columns corresponding to its row.

If separation distance reductions are intended, check marks made in the "No" column of either Form 5.6 or Form 5.7 must be addressed and brought into compliance with the specific edition of NFPA 58 that the facility was constructed to.

N/A
Don't fill tanks ONLY full ASME ON TRUCK

Form 6.1

Evaluation of Physical Protection and Other Measures

A	B	C	D	E	F
#	Item	Features	Installed in the facility?		NFPA 58 Section Reference (2014 Edition)
			Yes	No	
1	Lighting [‡]	Provide lighting for nighttime operations to illuminate storage containers, container being loaded, control valves, and other equipment	☒	☐	6.19.5
2	Vehicle impact protection	Protection against vehicular (traffic) impacts on containers, transfer piping and other appurtenances is designed and provided commensurate with the size of vehicles and type of traffic in the facility. Example protection systems include but not limited to (1) Guard rails, (2) Steel bollards or crash posts, (3) Raised sidewalks.	☒	☐	6.6.1.2 and 6.9.3.10
3	Protection against corrosion	Provide protection against corrosion where piping is in contact with supports or corrosion-causing substances.	☒	☐	6.9.3.11, 6.9.3.14 and 6.17
Complete only 4A or 4B					
4A	Perimeter Fence	Is an industrial type or chain link fence of at least 6 ft. high or equivalent protection provided to enclose (all around) container appurtenances, pumping equipment, loading and unloading and container filling facilities?	☒	☐	6.19.4.2
		Are at least two means of emergency accesses (gates) from the enclosure provided? NOTE: Write "NA" (not applicable) if: (i) The area enclosed is less than 100 ft ² , or (ii) The point of transfer is within 3 ft. of the gate, or containers are not filled within the enclosure	☐	☐	6.19.4.2 (A)
		Is a clearance of at least 3 ft. all around to allow emergency access to the required means of egress provided?	☒	☐	6.19.4.2 (B)
	Guard Service	If a guard service is provided, does this service cover the LP-Gas plant and are the guard personnel provided with appropriate LP-Gas related training, per section 4.4 of NFPA 58?	☐	☐	6.19.4.3
4B	Lock-in-Place devices	Are Lock-in-Place devices provided to prevent unauthorized use or operation of any container appurtenance, system valves, or equipment in lieu of the fence requirements above?	☐	☒	6.19.4.2 (C)

Note: Fill only items 1, 2, 3, and 4A or 4B. Indicate with "NA" when not filling the "Yes" or "No" column.

[‡] Indicate with "NA" if the facility is not operated at night.

Form 6.2

Assessment of Sources of Ignition and Adjacent Combustible Materials

A	B	C	D	E
#	Sources of Ignition and Requirements Pertaining to Adjacent Combustible Materials	Is the Facility compliant?		NFPA 58 Section Reference (2014 Edition)
		Yes	No	
1	Are combustible materials not closer than 10 ft. from each container?	☒	☐	6.4.4.3
2	Is a distance at least 20 ft. provided between containers and tanks containing flammable liquids with flash point less than 200 °F (e.g., gasoline, diesel)?	☒	☐	6.4.4.6
3	Are electrical equipment and wiring installed per Code requirements?	☒	☐	6.23.2
4	Is open flame equipment located and used according to Code?	☒	☐	6.23.3.1
5	Are ignition control procedures and requirements during liquid transfer operations complied with?	☒	☐	7.2.3.2
6	Is an approved, portable, dry chemical fire extinguisher of minimum capacity 18 lbs. and having a B:C rating provided in the facility?	☒	☐	6.27.4.2
7	Is an approved, portable, dry chemical fire extinguisher of minimum capacity 18 lbs. and having a B:C rating provided on each truck or trailer used to transport portable containers?	☒	☐	9.3.5 and 9.4.7
8	Is the prohibition on smoking within the facility premises strictly enforced?	☒	☐	7.2.3.2 (B) and 9.4.10

Note: Insert "NA" in both "Yes" and "No" columns of any items that are not applicable.

Form 6.3

Separation Distances from Containers to Buildings, Property Lines that can be Built upon, Inter-container Distances, and Aboveground Flammable or Combustible Storage Tanks

A #	B Container Size Range in gal (W.C.)	C Separation between a property line, important building or other property and the <u>nearest</u> container which is	D Minimum Distance (ft.)	E Is the Facility compliant?		F NFPA 58 Section Reference (2014 Edition)
				Yes	No	
1	501 through 2,000	Above Ground	25	☐	☐	6.3.1, 6.3.2 and Table 6.3.1.1
		Underground or Mounded	10	☐	☐	
		Between containers	3	☐	☐	
2	2,001 through 30,000	Above Ground	50	☐	☒	
		Underground or Mounded	50	☐	☐	
		Between containers	5	☒	☐	
3	30,001 through 70,000	Above Ground	75	☐	☐	
		Underground or Mounded	50	☐	☐	
		Between containers	¼ sum of diameters of adjacent containers	☐	☐	
4	70,001 through 90,000	Above Ground	100	☐	☐	
		Underground or Mounded	50	☐	☐	
		Between containers	¼ sum of diameters of adjacent containers	☐	☐	
5	All sizes greater than 125 gal	Separation distance between a LP-Gas container and an above ground storage tank containing flammable or combustible liquids of flash points below 200 °F.	20	☒	☐	6.4.4.6 and 6.4.4.7

Note: If any of the container sizes indicated in the above form are not present in the facility, enter "NA" in both Yes and No columns.

If the LP-Gas plant is provided with every one of the redundant and fail-safe product control-design equipment indicated in Form 5.6, then the minimum distance in column D of Form 6.3 can be reduced to 10 feet for underground and mounded containers of water capacity 2,001 gal to 30,000 gal.

SPACE REQUIRED 2 TANKS

Form 6.4

Separation Distances between Points of Transfer and other Exposures

A	B		C	D	E		F	G
#	Type of Exposure within or outside the facility boundary		Check if exposure is present	Minimum Distance (ft)	Is the Facility compliant?			NFPA 58 Section Reference (2014 Edition)
					Yes	No		
1	Buildings, mobile homes, recreational vehicles, and modular homes with at least 1-hour fire-rated walls		☐	10	☒	☐		6.5.2 and Table 6.5.2.1
2	Buildings with other than at least 1-hour fire-rated walls		☐	25	☒	☐		
3	Building wall openings or pits at or below the level of the point of transfer		☐	25	☒	☐		
4	Line of adjoining property that can be built upon		☐	25	☒	☐		
5	Outdoor places of public assembly, including school yards, athletic fields, and playgrounds		☐	50	☒	☐		
6	Public ways, including public streets, highways, thoroughfares, and sidewalks	From points of transfer in LP-Gas dispensing stations and at vehicle fuel dispensers	☐	10	☒	☐		
		From other points of transfer	☐	25	☒	☐		
7	Driveways		☐	5	☒	☐		
8	Mainline railroad track centerlines		☐	25	☒	☐		
9	Containers other than those being filled		☐	10	☒	☐		
10	Flammable and Class II combustible liquid dispensers and the fill connections of non-stationary containers		☐	10	☒	☐		
11	Flammable and Class II combustible liquid aboveground containers and filling connections of underground containers		☐	20	☒	☐		
12	LP-Gas dispensing device located close to a Class I liquid dispensing device		☐	10	☒	☐		6.25.4.3

NOTE: Place a check mark in column C against an exposure that is present in or around the facility. Fill columns E or F for only those rows for which there is a check mark in column C.

If the facility contains low emission transfer equipment (i.e., all equipment identified in Form 5.7 are installed and are in working order), then the minimum separation distances in column D of Form 6.4 can be reduced to one half of the indicated values.

If the containers in the LP-Gas facility are provided with SPECIAL PROTECTION MEASURES, then continue the analysis below. Otherwise skip Forms 6.5 and 6.6 and go to Form 6.7. Also see Chapter 9.

Form 6.5

Special Protection Measures – Passive Systems

A #	B Special Protection Option	C Question	D Is the Facility compliant?		E NFPA 58 Section Reference (2014 Edition)
			Yes	No	
1	Container Insulation	Insulation provided on each of the containers?	NA	NA	6.27.5.1
		Insulation material complies with the requirements of NFPA 58?	NA	NA	6.27.5.1 and 6.27.5.2
2	Mounding of containers	Each container in the facility is mounded?	NA	NA	6.27.5.3
		Mounding complies with each requirement under section 6.6.6.3 of NFPA 58?	NA	NA	6.6.6.3 and 6.27.5.3
3	Burying of containers	Each container in the facility is buried?	NA	NA	6.27.5.4
		Buried containers comply with each requirement under section 6.6.6.1 of NFPA 58.	NA	NA	6.6.6.1 and 6.27.5.4

Form 6.6

Special Protection Measures – Active Systems

#	Special Protection Option	Question	Is the Facility compliant?		NFPA 58 Section Reference (2014 Edition)
			Yes	No	
1	Water spray systems	Are fixed water spray systems, complying with NFPA 15 ¹ requirements, used for each container in the facility?	NA	NA	6.27.6.1
		Do fire responsive devices actuate water spray system automatically?	NA	NA	6.27.6.2
		Can the water spray systems be actuated manually also?	NA	NA	6.27.6.2
2	Monitor nozzle systems	Are the monitor nozzles located and arranged so that the water stream can wet the surfaces of all containers exposed to a fire?	NA	NA	6.27.6.3
		Can the water stream from a monitor nozzle reach and wet the entire surface of, at least, one half of a length from one end of each of the containers it is designed to protect?	NA	NA	6.27.6.3
		Do fixed monitor nozzles comply with NFPA 15 ¹ requirements?	NA	NA	6.27.6.1
		Do fire responsive devices actuate the monitor nozzles?	NA	NA	6.27.6.2
		Can the monitor nozzles be actuated manually also?	NA	NA	6.27.6.2

1. See discussion in Section 8.2.

2. Refer to Chapter 8 for a discussion on NFPA 15, *Standard for Water Spray Fixed Systems for Fire Protection*.

Form 6.7
Protection Against Vehicular Impact

#	System Protected	Is physical protection provided?		Type of physical protection installed	NFPA 58 Section Reference (2014 Edition)
		Yes	No		
1	Storage containers	☒	☐		6.6.1.2, 6.6.6.1(B), 6.6.6.1(C), 6.9.3.10 and 6.25.3.13
2	Transfer stations	☒	☐		
3	Entryway into plant	☐ NA	☐ NA		

Table 7.1
Distances to Various Types of Propane Hazards Under Different Release Models**

Model #	Details of the Propane Release Model Releases from or due to		Vapor Dispersion Distance to LFL (ft.)	Explosion Hazard Distance (ft.)	Fire Ball Radiation Distance (ft.)
1a	Bobtail hose failure. Release of the entire inventory in the hose, quickly.	1" ID x 150 ft. hose length	250	110	50
1b		1" ID x 120 ft. hose length	230	103	45
1c		1" ID x 75 ft. hose length	190	90	40
2a	Release of the inventory in a transfer piping 1" x 30 ft. + @ 20 gpm for 10 minutes, due to failed excess flow valve.		135	120	25
2b	Release of the inventory in a transfer piping 2" x 30 ft. + @ 80 gpm for 10 minutes.		230	252	48
2c	Release of the inventory in a transfer piping 2" x 80 ft. + @ 70 gpm for 10 minutes.		328	235	74
2d	Release of the inventory in a transfer piping 2.5" x 30 ft. + @ 80 gpm for 10 minutes.		269	252	59
2e	Release of the inventory in a transfer piping 3" x 30 ft. + @ 100 gpm for 10 mins.		312	287	69
2f	Release of the inventory in a transfer piping 3" x 18 ft. + @ 100 gpm for 10 minutes.		256	284	55
2g	Release of the inventory in a transfer piping 3" x 80 ft. + @ 100 gpm for 10 minutes.		455	284	106
2h	Release of the inventory in a transfer piping 4" x 30 ft. + @ 200 gpm for 10 minutes.		407	410	89
3	Release from the container pressure relief valve.		No ignitable vapor concentration at ground level.		
4	Release from a 1" ID x 150 ft. transfer piping to a vaporizer and reduced flow from a partially open excess flow valve @ 20 gpm for 10 minutes.		250	120	50
5	Leak from a corrosion hole in a transfer pipe at a back pressure of 130 psig (corresponding to 80°F) for 60 minutes. Hole size is ¼" ID.		110	120	5
6a	Release of the entire inventory in a 2" ID x 20 ft. transfer hose.		195	90	40
6b	Release of the entire inventory in a 2.5" ID x 16 ft. transfer hose.		215	98	45
6c	Release of the entire inventory in a 3" ID x 12 ft. transfer hose.		230	100	46
6d	Release of the entire inventory in a 1.25" ID x 20 ft. transfer hose.		138	66	27
7a	Transport hose blow down: Hose size 2" ID, 20 ft. length release for 3 minutes, from a transport after the tank is filled.		25	30	<5
7b	Transport hose blow down: Hose size 2.5" ID, 16 ft. length release for 3 minutes, from a transport after the tank is filled.		25	29	<5
7c	Transport hose blow down: Hose size 3" ID, 16 ft. length release for 3 minutes, from a transport after the tank is filled.		31	36	<5

** Results from models described in Appendix B.

Form 7.1

Types of Occupancies⁽¹⁾ Near or Surrounding the LP-Gas Facility

Type of Occupancies	Model # from Table 7.1	Hazard Distance ⁽²⁾ (feet)	Is Occupancy located within the hazard distance from the Facility?	
			Yes	No
Assembly Occupancies (Places of worship, Libraries, Theaters and Auditoriums, Food or Drink Bars, Sports Stadiums, Amusement Parks, Transportation Centers, etc., with 50 or more people).			☐	☒
Institutional Occupancies (Elderly Persons' Homes or Nursing Homes, Hospitals, Alcohol & Drug Rehabilitation Centers, Prisons).			☐	☒
Educational Occupancies (Elementary Schools, Day Care facilities, etc.).			☐	☒

- NOTES:** (1) Different types of occupancies are defined in NFPA 5000.
- (2) Table 7.1 provides a number of scenarios that can result in propane release, and the resulting area exposed, for different ignition mechanisms. Determine the scenarios that are applicable to the facility, for the quantities that can be released, and enter the greatest value from Table 7.1. Use the hose diameters and length that will be used at the facility if they differ from the ones in Table 7.1 and recalculate the hazard distances using a spreadsheet method that is available at npga.org. Some scenarios may not be applicable to an installation because of other mitigation measures implemented, such as a hose management procedure to minimize the possibility of hose failure.

Form 7.2

Exposure to LP-Gas Facility from External Hazards

A	B	C	D
Item #	Type of Neighboring Operation	Hazard exists to the LP-Gas Facility	
		Yes	No
1	Petroleum and other hazardous material storage, wholesale dispensing, etc.	☐	☒
2	Metal cutting, welding, and metal fabrication	☐	☒
3	Industrial manufacturing that can pose external hazards	☐	☒
4	Ports, rail yards and trans-shipment terminals handling flammable and explosive materials	☐	☒
5	Other operations that may pose hazards (gasoline and other hazardous material dispensing stations, fertilizer storage, etc.)	☐	☒

Note: If a particular activity indicated in column B does not exist, fill both "Yes" and "No" columns with "NA."

Where a "Yes" has been checked in either Form 7.1 or Form 7.2:

1. For an existing facility, communicate this information to local emergency responders for inclusion in their emergency planning.
2. For a proposed facility, implement the actions indicated in Chapter 9.

Form 8.1
Data on the Responding Fire Department

A	B		C
Item #	Data Item		Data Entry
1	Name of the Fire Department (FD).		New Ulm Fire Department
2A	Name of the person in the FD assisting with the data acquisition.		Paul Macho
2B	Position of the person in the FD assisting with the data acquisition.		Chief
3A	Date on which FD data was collected.		03/07/2024
3B	Name of the person collecting the data.		Merle Bohlin
4	Number of firefighters on duty at any time.		42
5	Average number of firefighters available for response.		32
6A	Number of firefighters qualified to:	"Firefighter I" level.	42
6B		"Firefighter II" level.	42
7A	Number of firefighters who would:	Respond on the first alarm to the facility.	32
7B		Respond on the first alarm and who are qualified to the operations level requirements of NFPA 472 or <u>similar</u> local requirements.	32
7C		Respond on the first alarm with specific knowledge and training on the properties of LP-Gas and LP-Gas fires.	32
8A	Number of fire apparatus that have the capability to deploy a 125 gpm hose line supplied by onboard water for at least 4 minutes, and, which:	Are in service in the department.	5
8B		Would respond on a first alarm.	2

Form 8.2
Response Time Data for the Fire Departments

A	B	C	D	E
Company or Department	Time in Minutes for			
	Alarm Receipt & Handling	Turnout	Travel	Total Time
New Ulm Fire Department	3	4	6	13

Note: Number in Column E = Sum of numbers from Columns B through D.

Form 8.3
Water Flow Rate and Total Water Volume
Required to Cool Containers Exposed to a Fire

A	B	C	D	E	F	G	H
Item #	ASME Container Size (gallons)	Total Surface Area of each Container ¹ (ft ²)	Surface Area of each container to be Cooled (ft2)	Water flow rate required per container (gpm)	Number of containers of the size indicated‡	Total Water flow rate required (gpm)	Total volume of water required for 10 min (gal)
1	500	86	43	10.8		0.0	
	1,000	172	86	21.5		0.0	
	2,000	290	145	36.3		0.0	
	4,000	374	187	46.8		0.0	
	6,500	570	285	71.3		0.0	
	9,200	790	395	98.8		0.0	
	12,000	990	495	123.8		0.0	
	18,000	1,160	580	145		0.0	
	30,000	1,610	805	201.3		0.0	
	45,000	2,366	1,183	295.8		0.0	
	60,000	3,090	1,545	386.3		0.0	
	90,000	4,600	2,300	575		0.0	
	Other Size		0	0.0		0.0	
2a	Calculated water flow rate for container protection					0.0	
2b	Water flow rate rounded up to nearest multiple of 125					0	
3	Water for firefighter protection, if required ☐					0	
4	Total water flow rate and volume					0.0	

Note: Column D = (1/2) x Column C
Column E = 0.25 (gpm/ft²) x Column D;
Column G = Column F x Column E
Column H = 10 x Column G
Line 2a, Column G and Column H are the sum of numbers in each row above line 2 of each column.
Line 4, Column G and Column H are the sum of numbers in rows 2b and 3.

[‡] Consider only three containers for water supply evaluations even if the number of containers in a group is more than three. See Section 8.2.

¹ ASME container approximate dimensions.

The total water requirement for the facility is indicated in item 4, column G (water flow rate) and column H (total water volume or quantity) of Form 8.3. If multiple groups of containers are present in the facility, repeat the calculations in Form 8.3 for each group of containers. The total water requirement for the facility is the largest value for any single group of containers.

Form 8.4

Evaluation of Water Availability in or Near the LP-Gas Facility

A	B	C	D		
Item #	Water from...	Available?	Quantitative information		
1	Public supply or from another piped-in supply through one or more fire hydrants in or near the facility.	☐ Yes ☒ No	Hydrant data	Distance from Container(s) on which water will be applied (feet)	Available water flow rate from all hydrants ¹ (gpm)
			Hydrant 1		
			Hydrant 2		
			Hydrant 3		
2	A nearby static water source (stream, pond, lake, etc.).	☐ Yes ☒ No	Distance to water source = _____ feet Time to set up relay = _____ minutes Rate of delivery = _____ gpm		
3	Only through mobile water tanker shuttle.	☒ Yes ☐ No	Time to set up shuttle = _____ minutes Sustainable flow rate = _____ gpm		

¹ Obtain the available flow rate from the local municipal water authority or the entity that supplies water to the hydrant or conduct a test to determine total available flow rate.

1. For an existing facility, communicate this information to local responders for inclusion in their emergency planning.
2. For a proposed new facility, refer to Chapter 9.

Form 9.1

Analysis Summary on Product Control and Local Conditions of Hazard

A	B	C	D	E
Item #	Chapter Title	Section & Title	Reference Form #	Number of "No" checked
1	Product Control Measures in Containers & Transfer Piping	5.1 Product Control in Containers	5.1 or 5.2 [§]	0
		5.2 Product Control in Transfer Piping	5.3	0
			5.4	0
			5.5	0
			5.6	4
			5.7	5
2	Analysis of Local Conditions of Hazard	6.1 Physical Protection Measures	6.1	1
		6.2 Ignition Source Control	6.2	0
		6.3.1 Separation distances; Container and outside exposures	6.3	1
		6.3.2 Separation distances; Transfer points and outside exposures	6.4	0
		6.4 Special Protection Measures	6.5	0
			6.6	0

§ The number of "No" for Forms from Chapter 5 is the difference between the required number of appurtenances according to NFPA 58-2011, and a lesser number found to be actually installed on the container or the transfer piping.

If, in any row of column E ("No") of Form 9.1, the entry number is greater than zero, the proposed LP-Gas facility is not in compliance with the requirements of NFPA 58-2014 for product control appurtenances or other safety measures. The design of the proposed facility must be modified to conform to the code requirements. In addition, the following items should be noted.

- If there are any "No" checks in Form 6.3, then the separation distance requirements for containers are not satisfied. An option that may be considered is the reduction in separation distance to 10 feet for underground and mounded containers by providing "Redundant and Fail-Safe Product Control Measures." In this case, complete Form 9.4 below to ensure that each requirement of "Redundant and Fail-Safe Product Control Measures" is provided.**
- If there are any "No" checks in Form 6.4, then the separation distance requirements for transfer points are not satisfied. In this case, relocate the transfer points so that the separation distances conform to the code requirements or provide the Low Emission Transfer Equipment. Complete Form 9.5 below and ensure that all requirements for Low Emission Transfer Equipment are fulfilled.**

Form 9.2

Analysis Summary on Exposure from and to the LP-Gas Facility

A	B	C	D	E
Item #	Chapter Title	Section & Title	Reference Form #	Number of "Yes" checked
1	Exposure to and from Other Properties	7.1 Exposure to off-site properties and persons from in-plant propane releases	7.1	0
		7.2 Exposure to propane facility from external events	7.2	0

If the entry number in column E ("Yes"), Form 9.2 corresponding to Form 7.1 is greater than zero, consider one or more of the following design alternatives:

- 1. Consider moving the container or the transfer point to a different location, if possible and space exists, so that the property or the person is beyond the hazard distance.**
- 2. Provide "Redundant and Fail-safe Product Control Measures." Complete Form 9.4 to ensure compliance.**
- 3. Institute other technical measures such as installing gas and flame detectors (connected to facility shutdown systems), sounding alarm outside facility premises, etc.**
- 4. Institute administrative controls such as additional training for personnel, more frequent inspections of hoses and transfer piping, etc.**

If the entry number in column E ("Yes"), Form 9.2 corresponding to Form 7.2 is greater than zero, consider one or more of the following design alternatives:

- 1. Implement procedures to monitor neighboring activity.**
- 2. Install means in the adjacent plant to shut down the LP-Gas plant in case of an emergency in that plant.**

Form 9.3
Analysis Summary on Fire Department Evaluations

A	B	C	D	E	F
Item #	Chapter Title	Section & Title	Reference Form #	Number "zeros" entered in Column C, Lines 6 through 8 of Form 8.1	Number of "Yes" checked in Column C of Form 8.4
1	Fire department capability, adequacy of water supply and Emergency Planning	8.1 Data on the Fire Department	8.1	0	
2		8.2 Fire response water needs and availability	8.4		1

If the entry number in row 1, Column E of Form 9.3 is greater than zero, consider one or more of the following design alternatives:

- 1. Discuss with the local Fire Department the needs of the LP-Gas facility and the evaluation results on the capability and training inadequacies of the Department.**
- 2. Consider developing a cadre of personnel within the LP-Gas facility to respond to emergencies.**
- 3. Institute container special protection system based on active protection approaches or passive approaches. Complete Form 9.6 and Form 9.7 below.**

If the entry number in row 2, Column F of Form 9.3 is equal to zero, consider one or more of the following design alternatives:

- 1. Provide special protection (other than water spray or monitor systems) to containers, satisfying the requirements of section 6.27.5 of NFPA 58, 2014 edition. Complete Form 9.6 to ensure compliance.**
- 2. Consider implementing the various options indicated in Table 9.1.**

Form 9.4

Redundant and Fail-Safe Design for Containers

A	B		C	D	E	F
Item #	Description		Features	Proposed for the facility?		NFPA 58 Section Reference (2014 Edition)
				Yes	No	
1	Container sizes for which the appurtenances are provided		Appurtenances, redundant fail-safe equipment and low emission transfer lines are provided for <u>each</u> container of water capacity 2,001 gal to 30,000 gal.	☒	☐	6.28.3 and 6.28.4
2	Liquid or vapor withdrawal (1-1/4 in. or larger)		Internal valve with internal excess-flow valve.	☒	☐	6.28.3.1 and 6.28.3.2
			Positive shutoff valve installed as close as possible to the internal valve.	☒	☐	6.28.3.4
3	Liquid or vapor inlet		Internal valve with internal excess flow valve or backflow check valve (BCK).	☒	☐	6.28.3.5
			Positive shutoff valve installed as close as possible to the internal valve or the backflow check valve (BCK).	☒	☐	6.28.3.5
4	Railcar transfer	Flow into or out of railroad tank car	Emergency shutoff valve installed in the transfer hose or the swivel-type piping at the tank car end.	NA	NA	6.19.2.6 (1) and 6.28.4.1
		Flow only into railroad tank car	Emergency shutoff valve or backflow check valve (BCK) installed in the transfer hose or the swivel-type piping at the tank car end.	NA	NA	6.19.2.6 (2) and 6.28.4.1
5	Cargo tank transfer		Protection provided in accordance with 6.28.4.1.	☒	☐	6.28.4.1
6	Automatic closure of all primary valves (IV & ESV) in an emergency		By thermal (fire) actuation.	☒	☐	6.28.4.2
			Actuated by a hose pull-away due to vehicle motion.	☒	☐	6.28.4.2
7	Manually operated remote shutdown of IV and ESV		Remote shutdown station within 15 ft. of the point of transfer?	☒	☐	6.28.4.3 (A)
			Another remote shutdown station between 25 ft. and 100 ft. of the transfer point?	☒	☐	6.28.4.3 (B)
			Shutdown stations will shut down electrical power supply to the transfer equipment and all primary valves (Internal and Emergency Valves).	☒	☐	6.28.4.3
			Signs complying with the requirements of 6.28.4.3 (C) provided?	☒	☐	6.28.4.3 (C)

Note: If your facility does not have a rail terminal, write "NA" in both the "Yes" column and the "No" column in item 4 of the form in the railroad tank car row. Similar option is also available if there is no cargo tank vehicle transfer station.

Form 9.5

Evaluation of Low Emission Transfer Equipment

A	B	C		D	E	F
Item #	Description	Features		Proposed for the facility?		NFPA 58 Section Reference (2014 Edition)
				Yes	No	
1	Transfer into permanently mounted ASME containers on vehicles	Delivery nozzle and filler valve - Max. liquid release after transfer of 4 cm ³ (0.24 in ³)	Fixed maximum liquid level gauge not used during transfer operations	☒	☐	6.28.5.3 (A) and (B)
2	Transfer into stationary ASME containers delivery valve and nozzle combination	During product transfer or post transfer uncoupling of the hose, liquid product volume released to the atmosphere	Does not exceed 4 cm ³ (0.24 in ³) from a hose of nominal size 1 inch or smaller	NA	NA	6.28.5.4 (A)
			Does not exceed 15 cm ³ (0.91 in ³) from a hose of nominal size larger than 1 inch	NA	NA	6.28.5.4 (B)
3	Transfer into stationary ASME containers maximum filling limit	Do containers less than 2,001 gal (w.c.) have an overfilling prevention device or another approved device?		NA	NA	6.28.5.4 (F)
		Do containers greater than 2,000 gal (w.c.) have a float gauge or other non-venting device?		NA	NA	6.28.5.4 (E)
4	Transfer into stationary ASME containers fixed maximum liquid level gauge	Not used during routine transfer operations but may be used in calibrating other non-venting liquid level gauges in the container		NA	NA	6.28.5.4 (C) and (D)

Note: If the facility does not have a particular feature described in items 2 or 3, write "NA" in both the "Yes" and "No" columns corresponding to its row.

Form 9.6

Special Protection Measures – Passive Systems

Item #	Special Protection Option	Question	Proposed for the facility?		NFPA 58 Section Reference (2014 Edition)
			Yes	No	
1	Container insulation	Insulation provided on each of the containers?	NA	NA	6.27.5.1
		Insulation material complies with the requirements of NFPA 58?	NA	NA	6.27.5.1 and 6.27.5.2
2	Mounding of containers	Each container in the facility is mounded?	NA	NA	6.27.5.3
		Mounding complies with each requirement under section 6.6.6.3 of NFPA 58?	NA	NA	6.6.6.3 and 6.27.5.3
3	Burying of containers	Each container in the facility is buried?	NA	NA	6.27.5.4
		Buried containers comply with each requirement under section 6.6.6.1 of NFPA 58.	NA	NA	6.6.6.1 and 6.27.5.4

Form 9.7

Special Protection Measures – Active Systems

Item #	Special Protection Option	Question	Is the Facility compliant?		NFPA 58 Section Reference (2014 Edition)
			Yes	No	
1	Water spray systems	Are fixed water spray systems, complying with NFPA 15 requirements, used for each container in the facility?	NA	NA	6.27.6.1
		Do fire responsive devices actuate water spray system automatically?	NA	NA	6.27.6.2
		Can the water spray systems be actuated manually also?	NA	NA	6.27.6.2
2	Monitor nozzle systems	Are the monitor nozzles located and arranged so that the water stream can wet the surfaces of all containers exposed to a fire?	NA	NA	6.27.6.3
		Can the water stream from a monitor nozzle reach and wet the entire surface of, at least, one half of a length from one end of each of the containers it is designed to protect?	NA	NA	6.27.6.3
		Do fixed monitor nozzles comply with NFPA 15 requirements?	NA	NA	6.27.6.1
		Do fire responsive devices actuate the monitor nozzles?	NA	NA	6.27.6.2
		Can the monitor nozzles be actuated manually also?	NA	NA	6.27.6.2

Equivalent Protection to a Water Supply for Industrial and Bulk Facilities

In the case where water supply is not available in or near the LP-Gas facility, or is inadequate, or it is prohibitively expensive to connect to a public or private water supply hydrant, alternative methods for providing protection should be considered. In lieu of providing a water supply, several alternatives are indicated in Table 9.1, which can offer an equivalency to a water supply system.

The intent of the controls identified in Table 9.1 is to maintain the entire system as a gas-tight entity. These methods include reducing the service life of equipment, increasing the design pressure rating of the system beyond the requirements of NFPA 58, or providing early detection and isolation of the system to ensure product control. This list is not exhaustive and is not ranked in an order of priority.

Table 9.1
Suggested Alternative Methods for Industrial and Bulk Plants
That Do Not Pose a Hazard But Lack a Water Supply

Item #	Possible options to implement when adequate water supply is not available
1	Reduce the service life of hoses.
2	Increase frequency of equipment inspection.
3	Establish a service life program for the maintenance of the container pressure relief devices. This could include the installation of a listed multiple port valve and certifying that the relief devices are properly set and maintained every 5 to 10 years.
4	Increase the design strength of the piping and fitting systems.
5	Install emergency shutoff valves in conjunction with container internal valves.
6	Install emergency shutoff valves downstream of transfer pump outlets and upstream of the vapor and liquid valves at the bulkhead.
7	Install pneumatic tubing along the facility boundary to serve as a perimeter fire detection system. This would provide protection of the facility against exposure fires.
8	Provide optical flame detection or linear heat detection, or a gas detection system connected to an isolation valve installed downstream of every liquid and vapor nozzle on the container. This system could also be monitored to send a signal to an alarm company that notifies the fire department of an event.
9	Increase the separation distances of internal facility exposures to the container. These exposures would include a site dumpster, idle or waste pallets and combustibles, and increasing the parking distances between the bobtails and transports in relation to the container.
10	Relocate overhead power lines away from all container and cylinder storage areas to protect against ignition in the event of a line dropping due to wind or power pole impact.
11	Eliminate all combustible vegetation within 30 feet of the LP-Gas container. This can be accomplished using gravel, or paving the site yard.
12	Install tanks using the mounding or burial method.

708 BULK STORAGE (LIQUID)

The bulk storage of oil, liquid propane, gasoline, liquid fertilizer, chemicals, and similar liquids in excess of two thousand five hundred (2,500) gallons shall meet the following standards:

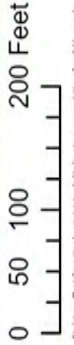
1. All uses associated with bulk storage shall require a conditional use permit.
2. All containers shall be certified to store the liquid intended for bulk storage.
3. In considering conditional uses associated with bulk storage the County Board shall have assurance that fire, explosion, or water/soil contamination hazards are not present that would be detrimental to the public health, safety, and general welfare.
4. All uses associated with bulk storage shall be in accordance with the rules and regulations of the Minnesota State Fire Marshall, Minnesota Department of Agriculture, Minnesota Pollution Control Agency, and United States Environmental Protection Agency, as amended, and shall have documents from those offices stating that the use is in compliance.
5. The County Board shall require the development of berming around bulk storage containers. Berming shall be suitably sealed and shall hold a leakage capacity equal to one hundred fifteen (115) percent of the largest container capacity.
6. Screening
 - A. Landscaping shall be required to screen bulk storage containers from public roads and neighboring properties.
 - B. Screening shall consist of trees, shrubbery, and other suitable vegetation. Berms and fencing may be used as screening, but shall only be used to supplement adequate vegetative screening. All screening shall meet appropriate setback standards.
 - C. Prior to the issuance of any conditional use permit for bulk storage, a landscaping plan shall be submitted to the Zoning Administrator for review and approval.
7. The storage area shall be grassed or surfaced to control dust.
8. All existing, above ground liquid bulk storage containers having a combined capacity in excess of ten thousand (10,000) gallons shall secure a conditional use permit within twenty-four (24) months following enactment of this Ordinance.
9. Any existing bulk storage container that, in the opinion of the County Board, constitutes a hazard to public safety shall discontinue operations within five (5) years following enactment of this Ordinance.



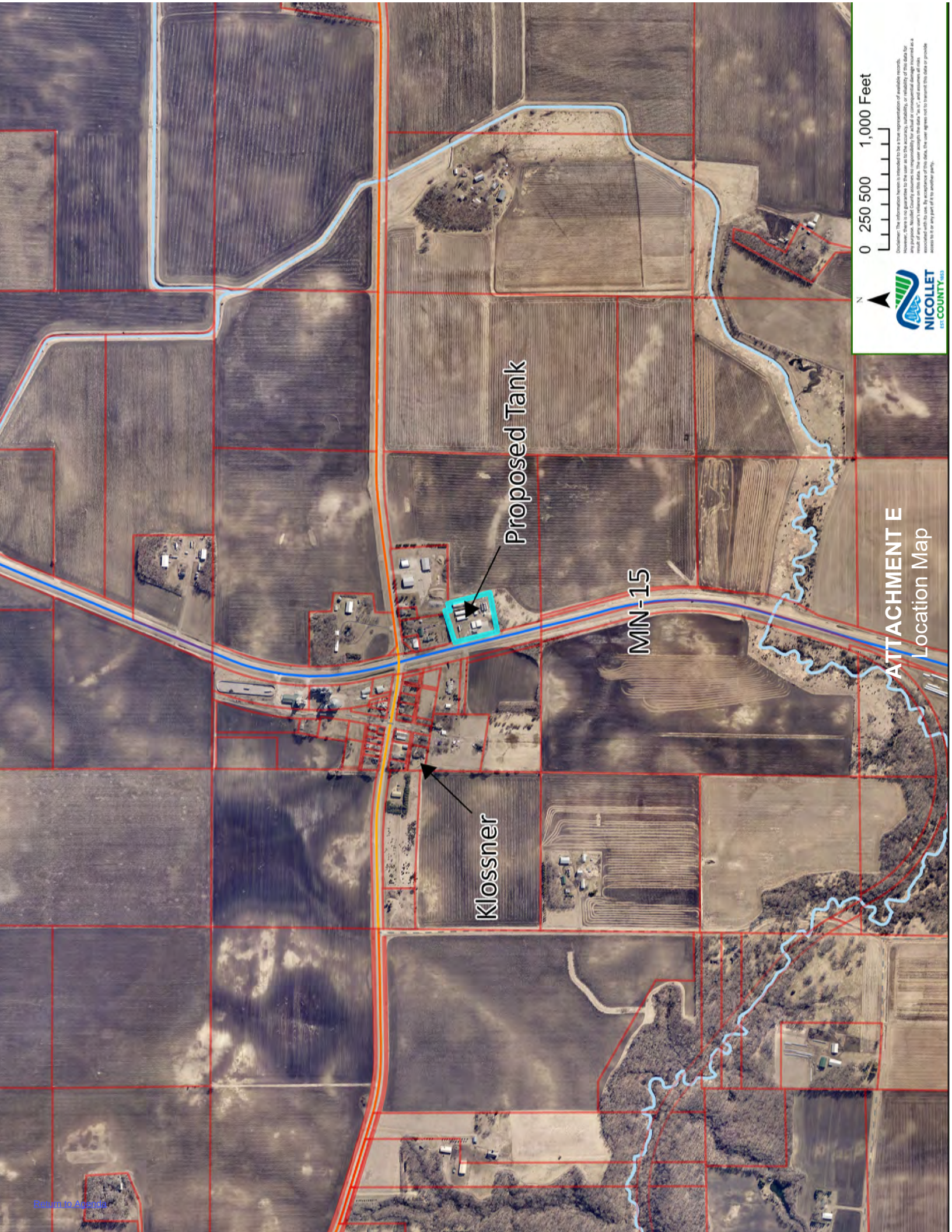
Proposed Tank

MN-15

ATTACHMENT D
Aerial Map



Disclaimer: The information herein is intended to be a true representation of available records. However, there is no guarantee to the user as to the accuracy, reliability, or validity of this data for any purpose. The user acknowledges that the use of this data is at their own risk and that the user assumes all liability for any errors or omissions. The user agrees not to transmit this data or provide access to it to any other party.

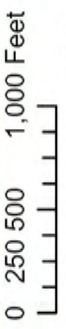


Proposed Tank

Klossner

MN-15

ATTACHMENT E
Location Map



Document: The information herein is intended to be a true representation of available records. Nicollet County does not warrant the accuracy or completeness of the information for any purpose. Nicollet County assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data. This user accepts the data "as is" and assumes all risks associated with its use. For more information, please contact the Nicollet County Information Services Department at 507-735-3000 or visit the Nicollet County website at www.nicolletcounty.mn.us.



ATTACHMENT F
Site Photographs



DISPLAYNAME	MAILINGADDR	MAILINGCITYSTATEZIP
ALBACHTEN CHRISTOPHER J & STACIE J ALBACHTEN	57865 FORT RD	NEW ULM MN 56073
ALTMANN HOWARD M	57743 FORT RD	NEW ULM MN 56073
ASLESON DAVID	57849 FORT RD	NEW ULM MN 56073
BARNEY JEANNE	PO BOX 500	NEVADA IA 50201
BEAN BEVERLY J	57731 FORT RD	NEW ULM MN 56073
EISENBACHER DAVID	57644 FORT RD	NEW ULM MN 56073
GROEBNER MICHAEL TED & DIANE C GROEBNER	57782 FORT RD	NEW ULM MN 56073
JOHNSON BRIAN T LIVING TRUST	57842 FORT RD	NEW ULM MN 56073
JOHNSON DYLAN A & CRYSTAL JOHNSON	57783 FORT RD	NEW ULM MN 56073
KLOSSNER WATER ASSOC INC	57832 FORT RD	NEW ULM MN 56073
KOOP COREY T	57613 FORT RD	NEW ULM MN 56073
KUCK HANNAH E	40200 577TH LN	NEW ULM MN 56073
LAFAYETTE TOWNSHIP	60054 398TH ST	NEW ULM MN 56073
LIESENFELD DAVID A	57824 FORT RD	NEW ULM MN 56073
MARTENS MICHAEL G	40247 577TH LN	NEW ULM MN 56073
MARTENS MICHAEL H & JUDITH A MARTENS	48113 232ND ST	NEW ULM MN 56073-5258
MEYER BRUCE H	7420 CHIPPEWA TRL	CHANHASSEN MN 55317
MEYER JOHN F & CAROLYN T MEYER	57653 FORT RD	NEW ULM MN 56073
MOLDAN ANDREW G & KITA S MOLDAN	57759 FORT RD	NEW ULM MN 56073
MUEHLBAUER PAUL L	608 2ND AVE SW	SLEEPY EYE MN 56085
NICOLLET (COUNTY OF)	501 S MINNESOTA AVE	SAINT PETER MN 56082-2507
OLSEN LEON	819 N FRANKLIN ST	NEW ULM MN 56073
REDING JOHN & LUANN REDING	57832 FORT RD	NEW ULM MN 56073
ROBERTS LUANN L & BRIAN T JOHNSON	57837 FORT RD	NEW ULM MN 56073
SCHWERMANN CARL D	40511 581ST AVE	NEW ULM MN 56073
STATE OF MINNESOTA	MAIL STATION 3340	SAINT PAUL MN 55146
SWANSON-CULLEN CARLA	57773 FORT RD	NEW ULM MN 56073
UNITED FARMERS COOPERATIVE	PO BOX 461	WINTHROP MN 55396
WAIBEL MARY J	45438 541ST ST	COURTLAND MN 56021
WAYNE WELS- LAFAYETTE TOWNSHIP	60054 398TH ST	NEW ULM MN 56073
WENNINGER LESLIE	57688 412TH ST	NEW ULM MN 56073-9351
WENNINGER LESLIE & JAMI WENNINGER	57688 412TH ST	NEW ULM MN 56073
WETZEL KENNETH H & NANCY J WETZEL	40314 STATE HIGHWAY 15	NEW ULM MN 56073

ATTACHMENT G
Neighbor Notification List



PLANNING COMMISSION CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

Name of Applicant Jason Tews, United Farmers Cooperative Hearing 7/15/2024
Property Owner United Farmers Cooperative Continuation N/A
File PLN24-11 Commission Member _____
Request Placement of a 30,000-gallon liquid petroleum bulk storage container

CRITERIA WORKSHEET

Authority for issuance of conditional use permits is derived from Minnesota State Statute §394.301 and Nicollet County Zoning Ordinance, Section 505. The conditional use must maintain the health, safety, morals, and general welfare of the community.

1. Given the nature of the land, the requested use is compatible with public health, safety, and general welfare.

YES ☐ NO ☐ REASON: _____

2. The requested use will not create an unreasonably excessive burden on the existing roads or other utilities.

YES ☐ NO ☐ REASON: _____

3. The requested use is compatible with the surrounding area and will not significantly depreciate nearby properties.

YES ☐ NO ☐ REASON: _____

ATTACHMENT H
Criteria for Conditional Use Permit

4. The structure and the use shall have an appearance that will not have an unreasonably adverse effect on nearby properties.

YES ☐ NO ☐ REASON: _____

5. The requested use is consistent with the County Zoning Ordinance.

YES ☐ NO ☐ REASON: _____

6. The requested use is not in conflict with the County Comprehensive Plan.

YES ☐ NO ☐ REASON: _____

7. The requested use will not create an unreasonably adverse effect because of noise, odor, glare, or general unsightliness, for nearby property owners.

YES ☐ NO ☐ REASON: _____

8. The requested use is reasonably related to the existing land use and environment.

YES ☐ NO ☐ REASON: _____

9. There are no apparent unreasonable health risks posed to neighbors or the public in general.

YES ☐ NO ☐ REASON: _____

10. The requested use [will/will not] have adverse effect upon public health, safety and welfare due to the following other factors.

YES ☐ NO ☐ REASON: _____

ANSWERS BASED UPON

- ☐ Application ☐ Site visit ☐ Staff Report ☐ Photographs
☐ Information received at public hearing

Date: _____ Member: _____



REZONING REQUEST

United Farmers Cooperative

PLN24-12

**NICOLLET COUNTY
PLANNING & ZONING ADVISORY COMMISSION**

SUBJECT	Rezoning Application PLN24-12
APPLICANT	Jason Tews with United Farmers Cooperative
LANDOWNER	United Farmers Cooperative
LOCATION	Northeast ¼ of the Northwest ¼, Section 3-110-30, in Lafayette Township
PARCEL NO	06.103.0400, 06.103.0300, & 06.103.0210
EXISTING ZONING	Rural Townsite & Agricultural Preservation
HEARING DATE	07/15/24
COUNTY BOARD DATE	07/23/24
60 DAYS FROM REQUEST	08/20/24

REQUEST

United Farmers Cooperative (UFC) is requesting to rezone the following properties in the unincorporated community of Klossner:

Parcel ID	Current Zoning District	Requested Zoning District
06.103.0400	Rural Townsite	Limited Industry
06.103.0300	Rural Townsite	Limited Industry
06.103.0210	Agricultural Preservation	Limited Industry

PROJECT DESCRIPTION

The UFC site consists of five separate properties bisected by 577th Lane, a Township Road. The parcels east of the Township Road contain a grain feed processing facility, several grain bins, and sheds, which are currently zoned for the Limited Industry District. The southernmost two parcels west of the road are former residential lots acquired by UFC in the past, and are zoned for the Rural Townsite District. The homes have been removed. The northernmost parcel to the west of Township Road is an open farm field, and is zoned for the Agricultural Preservation District.

The applicant intends to vacate the right of way, combine the properties, and construct the following improvements spanning all of the parcels:

- Two 105' diameter grain bins with a truck pit and an underground conveyor to the processing facility.
- A 60' x 40' office/ shed.
- A turn lane on Highway 15 and a drive leading to the road, mostly within the right of way which is intended to be vacated.

The proposed location of the grain bins is within the Rural Townsite District, which prohibits them. The applicant could apply for a Conditional Use Permit for the bins (due to them being over 100 feet in height) if the rezoning is approved. The proposed office/shed would be in the farm field and is not prohibited by its current zoning designation, but approving the request would make the Limited Industry District consistent across the UFC property.

COMPREHENSIVE PLAN COMPATIBILITY

Changes to the official zoning map must be compatible with the Nicollet County Comprehensive Plan. The plan provides the following descriptions for the Zoning Districts associated with the request:

Limited Industry:

The Limited Industry District was intended to provide for compact, limited and highway-oriented industries and industrial uses that may suitably be located in areas of relatively close proximity to non-industrial development. As such, industries that pose problems of air pollution, noise, vibrations, etc., will be restricted from this district.

Rural Townsite:

The Rural Townsite District was established to provide standards for existing unincorporated communities in the county. These standards are applied to those areas of the community which were previously zoned R-1. These standards may be associated with higher-density residential development.

Agricultural Preservation:

The Agricultural Preservation District is established for the purpose of preserving, promoting, maintaining, and enhancing the use of the land for commercial agricultural purposes, to prevent scattered and leap frog non-farm growth, to protect and preserve natural resource areas, and to stabilize increases in public expenditures for public services such as roads and road maintenance, police and fire protection, and schools.

The attached land use goals and policies from the Comprehensive Plan also guide future land use decisions.

MNDOT COMMENT

MNDOT advised they were aware and supportive of the project associated with the rezoning request. The MNDOT Access Committee's support of the project is contingent on the following conditions being met:

- A 400' long full width right turn lane with a 180' long taper at 1:15 will be required at the applicant's expense. Engineering plans developed by a Minnesota licensed civil

engineer will need to be submitted for review along with the permit application for the required turn lane.

- MnDOT strongly recommends that the billboard be removed to help reduce sight impediments.
- The project consultant will need to have the existing road conditions bored and cored to determine material needs for the turn lane. The District 7 Materials Engineer recommends boring both the existing roadway shoulder and in the area of the toe of the existing inslope. He suggested that the toe of slope boring be close to the proposed entrance location, and that the shoulder boring be closer to the northern part of the turn lane construction.
- The project developer needs to make sure the existing drainage patterns are perpetuated and do not cause ponding in the right-of-way. The MnDOT Drainage Manual identifies the minimum entrance culvert pipe diameter as 15 inches.

SURROUNDING LAND USE

The UFC properties are on the northern edge of the unincorporated community of Klossner. There are approximately 16 residential homes within 1000 feet south of the proposal, although many are buffered by roads and a row of empty lots. The properties to the north, east, and west are mostly farm fields, but there are also dwellings about 100 feet northeast and 500 feet east.

STAFF FINDINGS

The following is a list of facts found by staff in relation to the request:

1. The Nicollet County Comprehensive Plan calls for sustainable agricultural practices to ensure the longevity of agriculture as a land use and viable economic activity in the county, and;
2. The rezoning would create the potential for expansion of a facility that provides agronomy products and services to farms in the region, and;
3. The Nicollet County Comprehensive Plan calls for the county to ensure that land is used in the most appropriate manner by minimizing conflicts between land uses, and;
4. The parcels of land requested for rezoning are contiguous to an existing grain processing facility that is currently zoned for the Limited Industry District, and;
5. The parcels of land requested for rezoning are adjacent to and within the unincorporated community of Klossner, which contains several residential homes within 1000 feet, and;

6. The Limited Industry District allows for industrial uses which are suitable to be in close proximity to non-industrial uses, and prohibits industries which may pose problems of air pollution, noise, vibrations, etc.

Applicant: United Farmers Cooperative
Landowner: United Farmers Cooperative

PLN24-12

ATTACHMENT A	Application
ATTACHMENT B	Submitted by Applicant
ATTACHMENT C	Existing Zoning Map
ATTACHMENT D	Proposed Zoning Map
ATTACHMENT E	Location Map
ATTACHMENT F	Site Photographs
ATTACHMENT G	Comprehensive Plan land Use Goals and Policies
ATTACHMENT H	Neighbor Notification List



PROPERTY SERVICES DIVISION
501 S MINNESOTA AVENUE, SAINT PETER, MN 56082
507-934-7070

PLANNING & ZONING ADVISORY COMMISSION APPLICATION

TOTAL FEES: \$496.00

Parcel#: 06.103.0210, 06.103.0300, 06.103.0400
Permit#: PLN24-12
Date: 6/21/2024

Applicant: Jason Tews- UFC
Telephone: 507-232-1020
Owner: UNITED FARMERS COOPERATIVE
Property Address: N/A
Abbreviated Legal Description: NE NW 3-110-30
Township: Lafayette Township
Zoning District(s): AGRICULTURAL
Hearing Date: Monday, July 15, 2024

Record Type: Rezoning
Subtype: New
Category: Commercial
Description: REZONING REQUEST TO LIMITED INDUSTRY

Copies of the meeting agenda and packet are available on the Nicollet County website: co.nicollet.mn.us/AgendaCenter
Questions regarding the hearing can be directed to: Spencer Crawford
Phone: 507-934-7071
Email: Spencer.Crawford@co.nicollet.mn.us

APPLICANT SIGNATURE

6/21/2024
DATE

Spencer Crawford
PROPERTY SERVICES

06/21/24
DATE

ATTACHMENT A
Application



United Farmers Cooperative (“UFC”) hereby formally requests rezoning of its real property legally described on the enclosed Exhibit A which are Parcel ID nos. 06.103.0210, 06.103.0300 and 06.103.0400 (hereinafter referred to as the “Property”) to the Limited Industry District. Parcel nos. 06.103.0300 and 06.103.0400 are currently zoned as Rural Townsite District. These parcels were previously residential properties that were acquired by UFC. The residences have been removed from these parcels. Parcel No. 06.103.0210 is zoned as Agricultural Preservation District and is currently used for crop production. A map of the Property is enclosed as Exhibit B.

UFC is a full-service agricultural cooperative that provides agronomy products and services that include fuel and energy sales. As a cooperative, United Farmers Cooperative is a business that is owned and controlled by the farmers that patrons of the cooperative. Those patrons are called members. Cooperatives differ from other businesses because they are essentially owned by their members and operate for the benefit of members. As a cooperative, United Farmers Cooperative provides benefits to its members with improved bargaining power, reduced costs, expansion opportunities, improved products and services, and increased income.

UFC seeks to expand grain operations at its facility located at 40137 577th Lane, New Ulm, Minnesota (“Facility”). This expansion will include seeking the vacation of a portion of 577th Lane with Lafayette Township and incorporating real property owned by UFC near the Facility into the operations of the Facility. Additionally, UFC is seeking to install a turn lane on Highway 15. UFC seeks rezoning so that it may expand the Facility by installing up to three additional 105’ diameter grain bins, a truck pit and a 60’ by 40’ office and shed. The expansion of the Facility is needed to consolidate UFC’s operations to allow it to continue to operate efficiently with its existing staff levels. The efficiencies created by this expansion will benefit not only UFC but Nicollet County and the Klossner area. Hiring additional employees in the current environment has been challenging. The proposed expansion will allow UFC to continue its operations, and even expand its operations, without the need for additional staffing. Also, the expansion will allow UFC to close its Lafayette elevator and consolidate operations at the Facility. This will reduce the amount of UFC’s truck traffic on the roads of Nicollet County. Furthermore, the addition of a turn lane on Highway 15 will improve road safety in the area by allowing UFC to keep trucks off of Highway 15 during those periods of time in which the highway sees heavy use. Currently, trucks using the Facility must enter and exit Highway 15 amongst high-speed traffic using the highway. The current situation creates dangerous conditions when slow moving trucks must enter Highway 15 while other traffic is travelling at highway speeds. While MNDOT has not given final approval for the installation of a turn lane, they have been very supportive of the proposal.

The current zoning of the Property does not allow UFC to install the proposed grain bins as they are not allowed in the Rural Townsite District. The purpose of the Rural Townsite District was to





provide for higher density residential development in unincorporated communities. The portion of the Property located in the Rural Townsite District is no longer used for residential purposes. After UFC acquired the properties, the residences were removed. The Limited Industry District provides for “compact, limited and highway oriented industries and industrial uses that may suitably be located in areas of relatively close proximity to non-industrial development.” Given the current use, the Limited Industry District is the most suitable zoning district for the Property. UFC has been operating the Facility for many years without any issues or problems in the area. The proposed expansion will not change the character of the area and will be beneficial to the immediate community, Nicollet County, and UFC. Road safety in the area will be significantly improved through UFC’s consolidation of operations and traffic in Nicollet County will be reduced. UFC will benefit from not only the improved road safety but by the operational efficiencies created by the proposed expansion. For these reasons, UFC requests rezoning the Property to the Limited Industry District.



Exhibit B

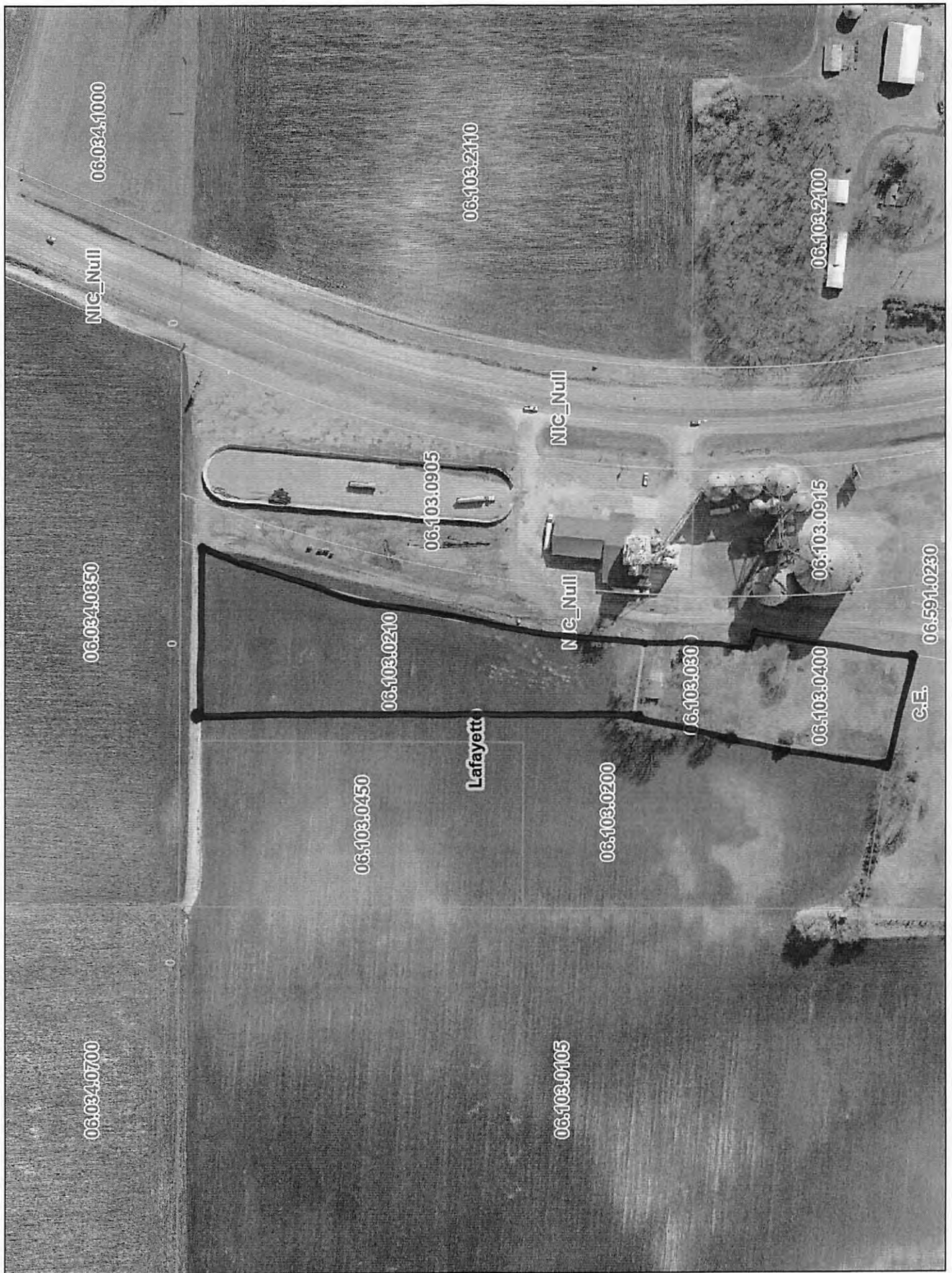




EXHIBIT A

Part of Lot C of the plat of the East Half of the Northwest Quarter of Section 3, Township 110, Range 30, City of Klossner, Nicollet County, Minnesota, described as follows: Commencing at the northwest corner of said Lot C; thence on an assumed bearing of South 00 degrees 51 minutes 16 seconds West along the West line of said Lot C a distance of 33.00 feet; thence South 89 degrees 27 minutes 27 seconds East 301.13 feet to the point of beginning of the tract to be described; thence South 00 degrees 51 minutes 16 seconds West 670.04 feet to the North line of Lot A of said plat; thence South 80 degrees 09 minutes 12 seconds East along said North line 116.58 feet to the westerly line of 577th Lane; thence northerly along said westerly line along a nontangential curve that is concave to the East, said curve having a central angle of 17 degrees 51 minutes 48 seconds, a radius length of 2264.20 feet, an arc length of 705.92 feet, said curve having a chord bearing of North 12 degrees 04 minutes 23 seconds and a chord length of 703.06 feet; thence North 89 degrees 27 minutes 27 seconds West, not tangent to last described curve, 251.94 feet to the point of beginning. This tract is subject to any and all easements of record.

AND

Beginning at the Northeast corner of Block Three (3) of the Original Plat of Klossner Station, thence North 10°53 minutes East 241 feet to a point thence North 79°15 minutes West 170 feet to a point 4.5 feet beyond the pipe at the Southwest corner of said tract; thence South 10°55 minutes West 241 feet to a point in the north line of said Block 3; thence South 79°15 minutes East 170 feet on the North line of said Block Three (3) to the point of beginning; containing 0.94 acres of land.

This Tract of land is known as "Lot B" on the Plat of Part of J.H. Kottke Estate in the E½ of the NW¼ of Section 3 in Township No. 110 North of Range No. 30 West.

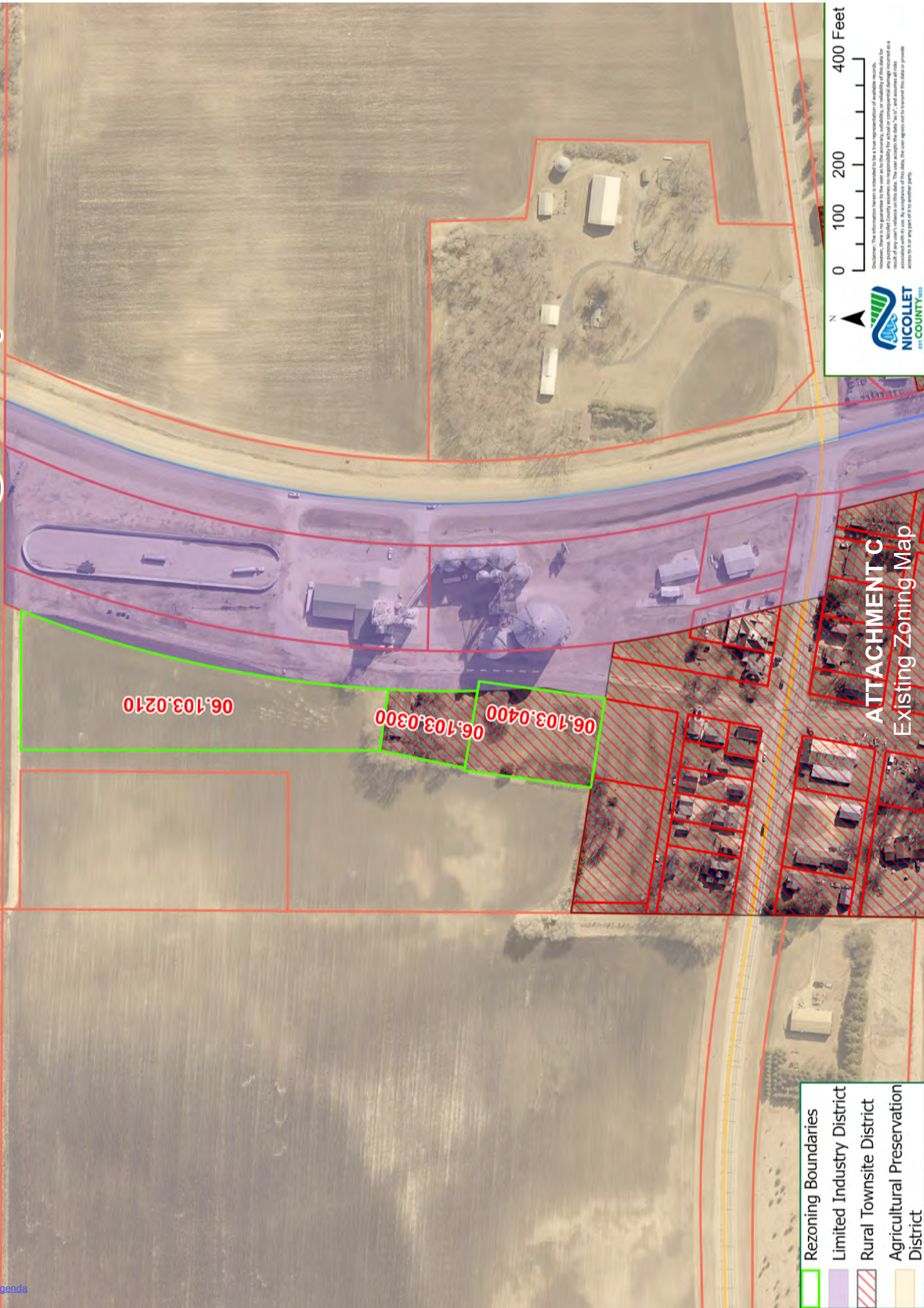
AND

Commencing at a point South 23° East, 11.56 chains of the North West corner of the Northeast Quarter of the Northwest Quarter (NE¼ of NW¼) of Section Number Three (3), Township Number One Hundred Ten (110) North, of Range Number Thirty (30) West; thence running South 80½° East, One Hundred and Sixteen and One-Half (116½) feet to the right of way of the new county road; thence along right of way of said road South one degree East, One Hundred Sixty-Eight (168) feet; thence North 80½° West, One Hundred and Forty-Seven and One-Half (147½) feet; thence North 9½° East One Hundred and Sixty-Five (165) feet to the place of beginning, containing One-Half (½) acre of land, more or less.



Current Zoning Map

[Return to Agenda](#)



- Rezoning Boundaries
- Limited Industry District
- Rural Townsite District
- Agricultural Preservation District

ATTACHMENT C
Existing Zoning Map

Proposed Zoning Map

[Return to Agenda](#)

- Rezoning Boundaries
- Limited Industry District
- Rural Townsite District
- Agricultural Preservation District

06.103.0210
06.103.0300
06.103.0400



N



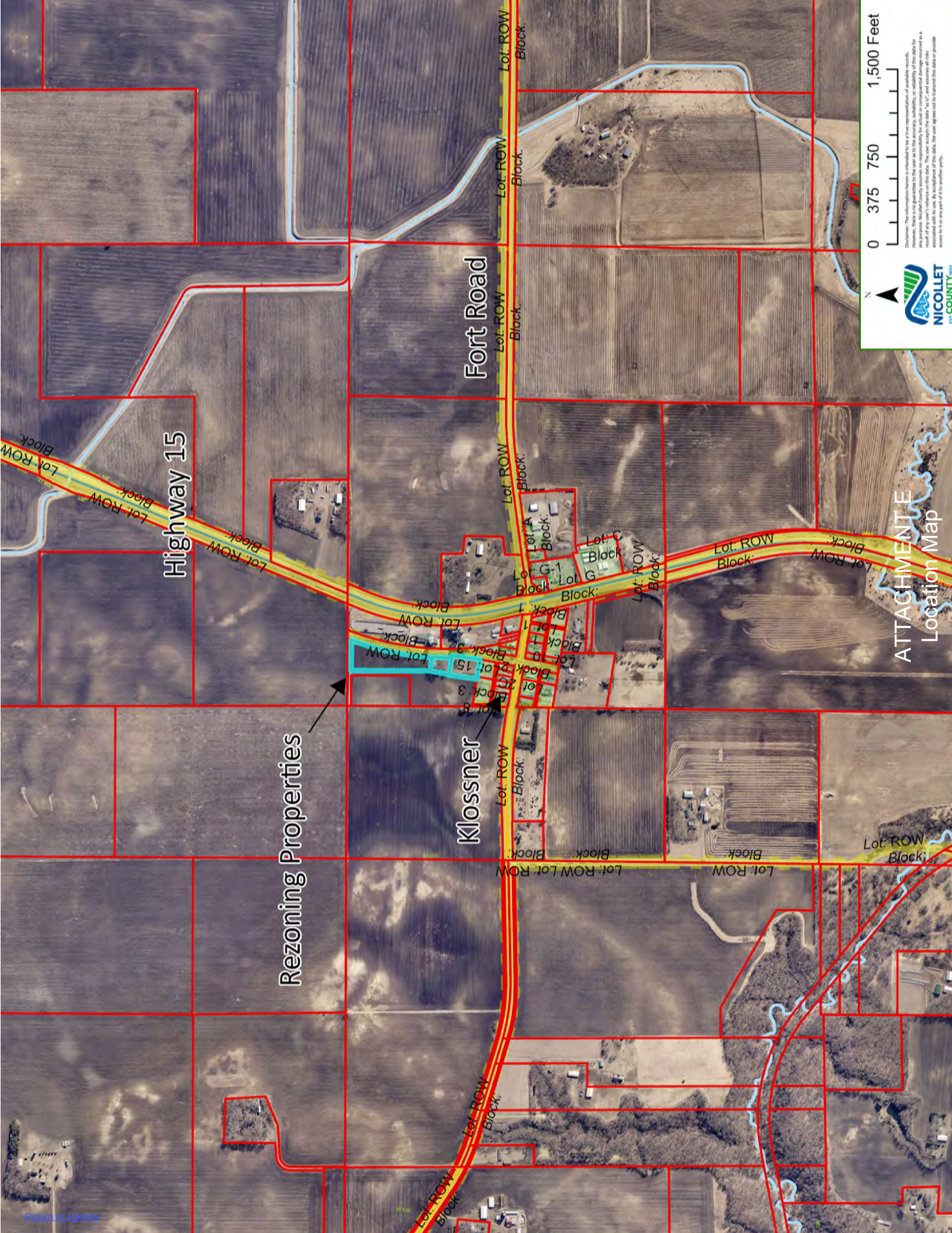
NICOLLET
COUNTY
EST. 1853



0 100 200 400 Feet

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ATTACHMENT D Proposed Zoning Map



Highway 15

Fort Road

Klossner

Rezoning Properties

ATTACHMENT E
Location Map

0 375 750 1,500 Feet

N

 NICCOLLET COUNTY

Disclaimer: This information is intended to be a true representation of available records. It is not a guarantee of accuracy. The user assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data. The user accepts the data "as is" and assumes all risks. The user agrees not to transmit this data or provide it to any other party.



ATTACHMENT F
Site Photos





Land Use Goals and Policies

Goals

- A. Support the preservation of agricultural land within the county.
- B. Encourage sustainable agriculture practices to ensure the longevity of agriculture as a land use and viable economic activity in the county.
- C. Only allow for development in unincorporated areas that minimize impacts to resources, infrastructure, municipal growth and planning, and overall quality of life.
- D. Work collaboratively with local jurisdictions to implement future land use planning goals and policies.
- E. Promote the development of a housing stock that meets the needs of residents and is in areas that support the growth goals of the county and municipalities.

Policies

- A. The county will support the preservation of highly productive agricultural land within the rural areas of the county.
- B. The county will establish and abide by standards that create future development opportunities and encourage high quality development that serves as an asset to the county and its residents.
- C. The county will consider the character of the land, its suitability for development, and the preservation of natural, cultural, and water resources as part of the development review process.
- D. The county will ensure that land is used in the most appropriate manner, by minimizing conflicts between land uses, fostering principles of sustainability, and providing for the health, safety, and welfare of residents.
- E. The county will incorporate the growth planning of each municipality into the county's long-range planning efforts.
- F. The county recognizes that agriculture will be a permanent use in some areas and a transitional use in others. In the transitioning areas, agricultural and rural uses will be planned in a manner that anticipates future changes to more intense uses. These future uses should be developed in a manner that is orderly and compact, minimizing impacts to surrounding areas.
- G. The county will guide residential development to areas within the county that can adequately support the proposed density and development types, while providing access to utility and transportation infrastructure and limiting impacts to county and municipal resources.

ATTACHMENT G Comp Plan Goals & Policies

DISPLAYNAME	MAILINGADDR	MAILINGCITYSTATEZIP
ALBACHTEN CHRISTOPHER J & STACIE J ALBACHTEN	57865 FORT RD	NEW ULM MN 56073
ALTMANN HOWARD M	57743 FORT RD	NEW ULM MN 56073
ASLESON DAVID	57849 FORT RD	NEW ULM MN 56073
BARNEY JEANNE	PO BOX 500	NEVADA IA 50201
BEAN BEVERLY J	57731 FORT RD	NEW ULM MN 56073
BERANEK ROGER & PATRICIA BERANEK	39253 625TH AVE	NEW ULM MN 56073
BERANEK ROGER H & PATRICIA	39253 625TH AVE	NEW ULM MN 56073
EISENBACHER DAVID	57644 FORT RD	NEW ULM MN 56073
FIRST METHODIST CHURCH NEW ULM	123 UNKNOWN	UNKNOWN 00000
FLUEGGE JEREMY	41206 541ST AVE	NEW ULM MN 56073
GIESEKE MELISSA D	47947 370TH ST	NICOLLET MN 56074
GROEBNER MICHAEL TED & DIANE C GROEBNER	57782 FORT RD	NEW ULM MN 56073
GUGGISBERG FRANK H	39917 STATE HWY 15	NEW ULM MN 56073
JOHNSON BRIAN T LIVING TRUST	57842 FORT RD	NEW ULM MN 56073
JOHNSON DYLAN A & CRYSTAL JOHNSON	57783 FORT RD	NEW ULM MN 56073
KLOSSNER WATER ASSOC INC	57832 FORT RD	NEW ULM MN 56073
KOOP COREY T	57613 FORT RD	NEW ULM MN 56073
KUCK HANNAH E	40200 577TH LN	NEW ULM MN 56073
LAFAYETTE TOWNSHIP	60054 398TH ST	NEW ULM MN 56073
LIESENFELD DAVID A	57824 FORT RD	NEW ULM MN 56073
MARTENS MICHAEL G	40247 577TH LN	NEW ULM MN 56073
MARTENS MICHAEL H & JUDITH A MARTENS	48113 232ND ST	NEW ULM MN 56073-5258
MEYER BRUCE H	7420 CHIPPEWA TRL	CHANHASSEN MN 55317
MEYER JOHN F & CAROLYN T MEYER	57653 FORT RD	NEW ULM MN 56073
MOLDAN ANDREW G & KITA S MOLDAN	57759 FORT RD	NEW ULM MN 56073
MUEHLBAUER PAUL L	608 2ND AVE SW	SLEEPY EYE MN 56085
NICOLLET (COUNTY OF)	501 S MINNESOTA AVE	SAINT PETER MN 56082-2507
OLSEN LEON	819 N FRANKLIN ST	NEW ULM MN 56073
PREISINGER NETTIE L - LE	1445 CHERRY ST	NEW ULM MN 56073
REDING JOHN & LUANN REDING	57832 FORT RD	NEW ULM MN 56073
RIES KAREN DISCLAIMER TRUST	15135 COUNTY RD 102	NEW ULM MN 56073
ROBERTS LUANN L & BRIAN T JOHNSON	57837 FORT RD	NEW ULM MN 56073
SCHWERMANN CARL D	40511 581ST AVE	NEW ULM MN 56073
STATE OF MINNESOTA	MAIL STATION 3340	SAINT PAUL MN 55146
SWANSON-CULLEN CARLA	57773 FORT RD	NEW ULM MN 56073
UNITED FARMERS COOPERATIVE	PO BOX 461	WINTHROP MN 55396
UNITED FARMERS COOPERATIVE	705 E 4TH ST PO BOX 461	WINTHROP MN 55396
WAIBEL MARY J	45438 541ST ST	COURTLAND MN 56021
WAYNE WELS- LAFAYETTE TOWNSHIP	60054 398TH ST	NEW ULM MN 56073
WENNINGER LESLIE	57688 412TH ST	NEW ULM MN 56073-9351
WENNINGER LESLIE & JAMI WENNINGER	57688 412TH ST	NEW ULM MN 56073
WETZEL KENNETH H & NANCY J WETZEL	40314 STATE HIGHWAY 15	NEW ULM MN 56073

ATTACHMENT H
Neighbor Notification List



06/01/2024 - 06/30/2024 Permit Form

RECORD ID	RECORD TYPE	DESCRIPTION	ADDRESS	OWNER NAME	PARCEL ID
SPT24-10	SSTS PERMIT	NEW SEPTIC SYSTEM FOR A NEW 5 BEDROOM HOUSE	50297 405TH AVE, N. MANKATO, MN 56003	PETE FORREY	01.011.0300
PLN24-08	CONDITIONAL USE PERMIT	41 KW SOLAR ENERGY SYSTEM	46672 381ST AVE, SAINT PETER, MN 56082	MARK SEAMON	10.301.1300
BLD24-34	STRUCTURE PERMIT	42' X 82' STORAGE SHED	57906 US HWY 14, NEW ULM MN 56073	KEVIN BRIGGS	04.027.0100
BLD24-44	STRUCTURE PERMIT	30' X 50' GARAGE ADDITION TO BARN	55458 CO RD 21, COURTLAND, MN 56021	BRIAN FISCHER	04.024.0605
SPT24-19	SSTS PERMIT	REPLACEMENT SYSTEM FOR A 3 BEDROOM HOUSE	61679 SUNSET LN, NEW ULM, MN 56073	SEARLES WELL	13.551.0100
BLD24-51	STRUCTURE PERMIT	30' X 60' GARAGE/ OFFICE	52605 506TH ST, COURTLAND MN 56021	DARIN DRILL	04.309.0800
BLD24-52	STRUCTURE PERMIT	66'8" X 27'6" REPLACEMENT DWELLING	51731 CO RD 21, COURTLAND MN 56021	NATHANAEAL PHILLIPS	04.134.0910
PLN24-10	VARIANCE	FRONT YARD SETBACK REDUCTION; FORGO BERMING AROUND TANK	40339 STATE HWY 15, NEW ULM, MN 55396	DARV TURBES- UFC	06.541.0020
PLN24-11	CONDITIONAL USE PERMIT	BULK STORAGE CUP	40339 STATE HWY 15, NEW ULM, MN 55396	DARV TURBES- UFC	06.541.0020
PLN24-12	REZONING PERMIT	REZONING REQUEST TO LIMITED INDUSTRY	N/A	JASON TEWS- UFC	06.103.0210, 06.103.0300, 06.103.0400
BLD24-55	STRUCTURE PERMIT	40'X 56' REPLACEMENT STRUCTURE	38511 611ST AVENUE, NEW ULM, 56073	THOMAS BROWN	13.029.0200
PLN24-13	VARIANCE	10' X 16' ADDITION	39803 365TH LN, SAINT PETER MN 56082	ZACHARY MILLER	07.131.0900
BLD24-56	STRUCTURE PERMIT	60' X 128' CATTLE BARN	59570 350TH ST, LAFAYETTE, MN 56054	MICHAEL J HOFFMANN	06.005.0805